

No. K... 84 146
No Perolehan: 70912
Tarikh: 12/84

The Patterns of Land Ownership In Johor Bahru
(particularly at Jalan Wong Ah Fook, Jalan
Siu Nam, Jalan Meldrum, Jalan Ngee Heng,
Jalan Gereja, Jalan Station and Jalan
Sulaiman)

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Latihan Ilmiah

Bagi Memenuhi Sebahagian

Daripada Syarat-syarat Untuk

Ijazah Sarjana Muda Sastera

Jabatan Antropologi Dan Sosiologi

Universiti Malaya

Kuala Lumpur

Sessi 1984/85

ACKNOWLEDGEMENT

With regard to the successful completion of this study I am indebted to all the people who had helped me in the process.

First and foremost, I would like to express my gratitude to my supervisor, Dr Syed Husin Ali for his conscientious supervision upon my study. I am especially grateful for the relevant reference materials recommended to me by Dr Husin without whom this study would never have been successful.

I would also like to take this opportunity to thank Datuk Ishak Yusof for granting me permission to do my research in Majlis Perbandaran Johore Bahru, not forgetting Cik Zainon of The Registration And Record Section in The Land Office, Johore Bahru. My thanks too, to all Officials and Staff who had, in one way or another, enlightened me on various aspects throughout my research.

My special thanks to Roy who had kindly offered his assistance throughout my research.

Last but not least, the author bears all responsibility for any error in this write-up.

How Lee Pheng

January 1984/85

Synopsis

The research is concerned with the patterns of land ownership in the town of Johore Bahru. The centre of discussion will be on Jalan Wong Ah Fook, Jalan Siu Nam, Jalan Meldrum, Jalan Gereja, Jalan Sulaiman, Jalan Station and Jalan Ngee Heng. Sub-roads such as Jalan Gereja, Jalan Station and Jalan Sulaiman are included as these are situated together in the town centre. Altogether there are six chapters.

Chapter I deals with the introduction. The writer discusses the scope of the research, methods and problems encountered during the research.

Chapter II gives a brief account of the present condition of Johore Bahru and a concept related to the study.

In Chapter III the writer discusses the patterns of final ownership according to various categories of owners and the transfer to land. Included in this chapter are land owned by private owners, companies, banks, associations and Government.

Chapter IV is about the patterns of ownership according to ethnicity. The ethnic groups are Malays, Chinese and Indians. A discussion on comparison between ethnic groups and companies is also included.

Chapter V concerns the change in patterns of ownership in the initial stage and final stage. Here, the writer touches on the changes in transfers among various categories of owners and ethnic groups.

In Chapter VI the writer draws her conclusions based on the findings from the previous chapters. The relation between the study of land ownership and the concept of capital efficiency is given to show disequilibrium in land owned by the various categories of owners.

Bab I ialah Bab Pendahuluan. Penulis mengemukakan tentang bidang kajian, cara-cara kajian dan masalah-masalah umum mengenai kajian.

Bab II memberi satu huraian ringkas mengenai keadaan Johor Bahru pada masa sekarang. Bab ini juga termasuk cara penulis yang berkaitan dengan kajian.

Dalam Bab III, penulis membincang tentang pola-pola pemilikan tanah oleh pemilik terakhir. Penulis juga menyempukan perhatian kepada tanah yang dimiliki oleh Perseendirian, Syarikat, Bank, Persatuan dan juga Kerajaan.

Bab IV adalah mengenai pola-pola pemilikan mengikut kumpulan etnik yang tergolong kepada Melayu, Cina dan India. Pembincangan mengenai perbandingan antara kumpulan etnik dan syarikat juga dimasuki.

Sinopsis

Kajian ini adalah mengenai pola-pola pemilikan tanah di Johor Bahru. Pusat perbincangan akan berdasar Jalan Wong Ah Fook, Jalan Siu Nam, Jalan Meldrum, Jalan Gereja, Jalan Sulaiman, Jalan Station dan Jalan Ngee Heng. Jalan-jalan kecil seperti Jalan Gereja, Jalan Station dan Jalan Sulaiman disertakan oleh sebab jalan-jalan ini adalah merupa sebahagian daripada kawasan yang dikaji. Isi kandungan latihan ilmiah ini mengandungi enam bab.

Bab I ialah Bah Pendahuluan. Penulis menghuraikan tentang bidang kajian, cara-cara kajian dan masalah-masalah semasa membuat kajian.

Bab II memberi satu huraian ringkas mengenai keadaan Johor Bahru pada masa sekarang. Bab ini juga termasuk satu konsep yang berkaitan dengan kajian.

Dalam Bab III, penulis membincang tentang pola-pola pemilikan tanah oleh pemilik terakhir. Penulis juga menumpukan perhatian kepada tanah yang dimiliki oleh Persendirian, Syarikat, Bank, Persatuan dan juga Kerajaan.

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Bab V adalah membincangkan tentang perubahan pola-pola pemilikan tanah. Penulis membincangkan tentang pemilikan tanah di peringkat awal dan akhir. Penulis menyentuh tentang penyerahan milik tanah daripada satu kategori pemilik kepada pemilik lain dan juga di antara kumpulan etnik.

Dalam Bab VI, penulis membuat rumusan berdasar data-data yang terdapat dari bab-bab lain. Perhubungan di antara pola-pola pemilikan tanah dan konsep 'capital efficiency' juga diberi untuk menunjukkan disequilibrium milik tanah di antara kategori pemilik-pemilik tersebut.

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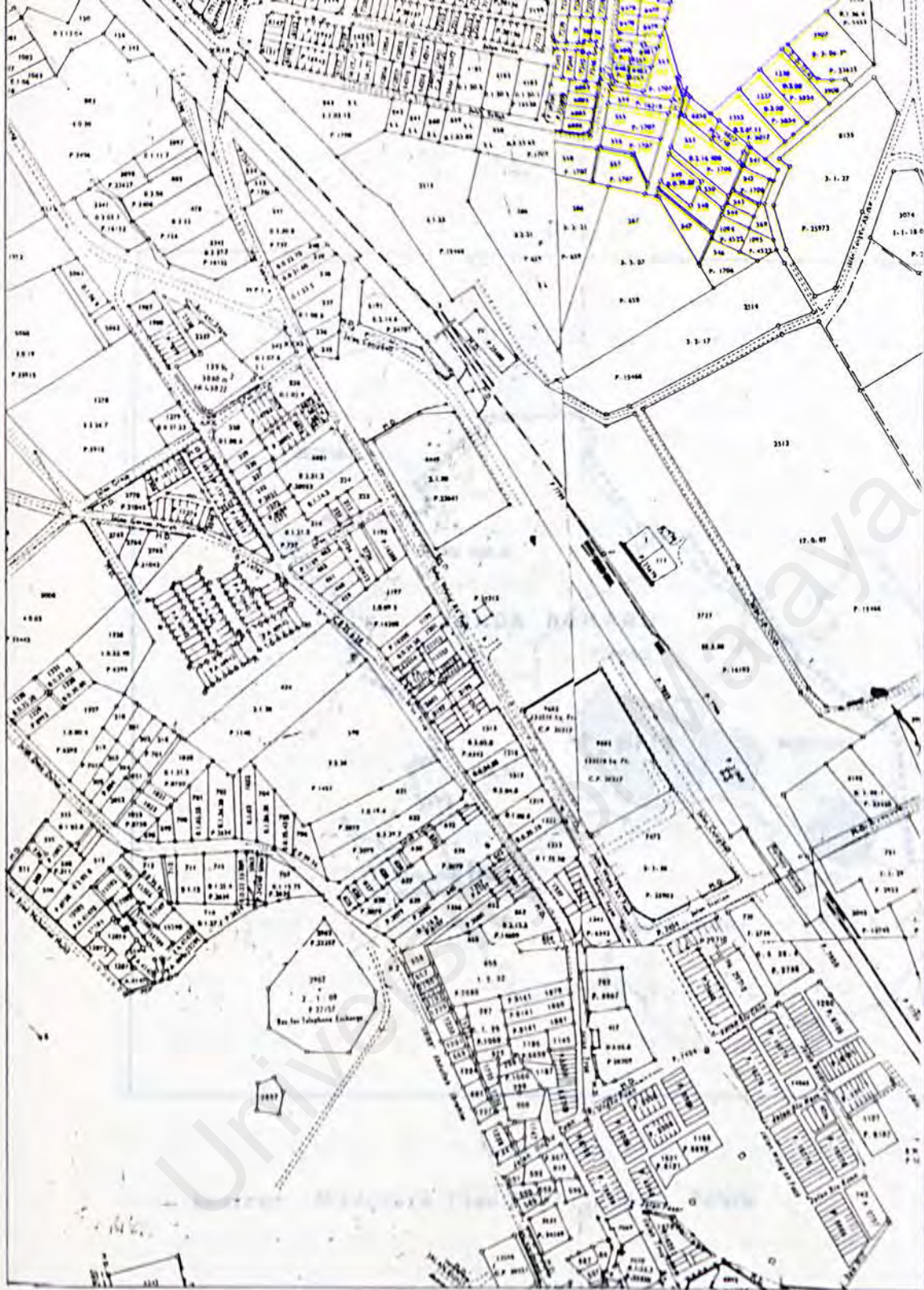


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The Location Of The Region Of Study

Source : The Survey Department, Johore Bahru

Map I



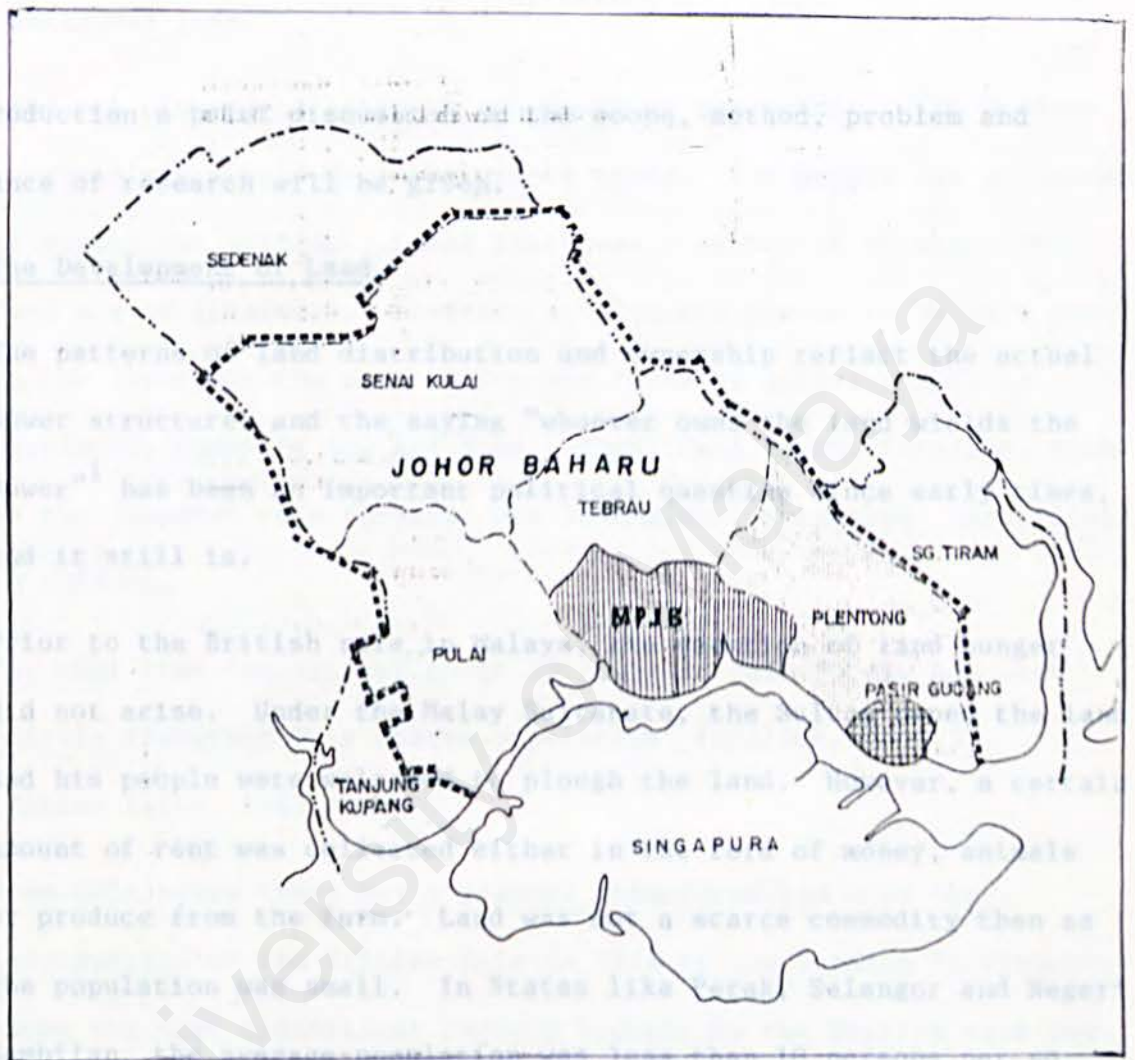
The Location Of The Region Of Study

Source : The Survey Department, Johore Bahru

Map I

CHAPTER I

INTRODUCTION



Source: Structure Plan Unit, Johor Bahru

MAP II

- 1 Jacoby, E.H. *Man and Land*, Andre Deutsch Ltd, 1971, Preface.
- 2 Gullick, J.H. *Indigenous Political System in Western Malaya*, London 1965, Page 3.

CHAPTER I

INTRODUCTION

As introduction a brief discussion on the scope, method, problem and importance of research will be given.

1.1. The Development of Land

The patterns of land distribution and ownership reflect the actual power structure; and the saying "whoever owns the land wields the power"¹ has been an important political question since early times, and it still is.

Prior to the British rule in Malaya, the question of land hunger did not arise. Under the Malay Sultanate, the Sultan owned the land and his people were welcomed to plough the land. However, a certain amount of rent was collected either in the form of money, animals or produce from the farm. Land was not a scarce commodity then as the population was small. In States like Perak, Selangor and Negeri Sembilan, the average population was less than 10 persons per sq. mile.² According to an English pioneer in the Malay States, Frank Swettenham:-

1 Jacoby, E.H. Man and Land, Andre Deutsch Ltd, 1971, Preface.

2 Gullick, J.M. Indigeneous Political System in Western Malaya, London, 1965, Page 3.

3 Swettenham, F.A. British Malaya, London, Page 136.

"Land has no value in the Malay States of 1874 and it is the custom for anyone to settle where he pleased on unoccupied and unclaimed land."³

Land was cleared to cater to the needs of the people. The produce obtained was merely for subsistence needs. The people had no concept of buying and selling. Later there was a system of exchange when food was in abundance. Riverine settlements proved to be more popular as the river was the main source and focus of activity such as transport, domestic use and food. Thus, land in the interior, such as the tropical rain forests, was left almost untouched. According to Gullick,

"At that time the natural cover of tropical rain forest has been little disturbed by a sparse population" (Gullick, 1965:5, Rokiah Talib, 1983:2).

From this scene there was a gradual transformation with the introduction of the British rule in 1874 in the Straits Settlements. Among the most significant changes brought by the British rule was the Torrens System, which became the basis of the National Land Code in Malaysia. The Torrens System marked the beginning of the intervention of British into land matters which was once under the rule of the Sultan. This Torrens System required that ownership of land be registered either as State land or private land. Land assessment and taxation were now under the jurisdiction of the State

3 Swettenham, F.A. British Malaya, London, Page 136.

government instead of the Sultan.

The changes in the status of land from a free commodity to a controlled commodity by government provided a way for the British to expand their trade in Malaya. The British seized the slightest opportunity to open up land to plant crops like rubber and palm oil and to mine tin in areas appropriate. Henceforth, cash crops and tin mining became two of the most popular commodities for the foreign market. Now that land is legally under State control, the process of land development for commercial purposes both by the public and private sector receives great response from the citizens especially where development of land is still backward.

1.2 Scope of the Study

In recent times experts on the study of society are aware of the problems facing society due to stress on individualism. The determination of a person to achieve material wealth by one's own energy is the basic concept of individualism. This in effect brought upon the competition among members of society for material gains or profit. Charles Darwin's concept of "survival of the fittest" whereby the fittest will survive and the weakest perished most suitably described the situation. From here, there are problems relating to land such as land abuse as of the squatters, the contravention of government policy on Temporary Occupational Licences (T.O.L.), increase in land value and problems of the landless.

This study is mainly on the patterns of ownership in the township

of Johore Bahru. The study is not a common topic as it is seldom studied by local researchers. However, this study hopes to give an insight on the problems of land ownership.

The region of study is in Johore Bahru. The researcher has merely selected a number of streets to be studied as the town is too large to be studied as a whole. The streets in question are Jln Wong Ah Fook, Jln Ngee Heng, Jln Siu Nam, Jln Meldrum, Jln Gereja, Jln Station and Jln Sulaiman. Note that Jln Wong Ah Fook is one of the major roads and the rest are only minor roads. Refer to Map 1. However, if the reader is interested he can read up other books done by other researchers on land ownership in Johore Bahru.

The aims of the study are as follows:-

1. To view the patterns of land ownership. This ownership is important as land as a factor of production is important to society.
2. To view the distribution of land ownership according to ethnicity. It can be seen that different ethnic groups own different pieces of land. The amount of land determines the wealth of a land owner especially when the land is situated in the town centre.
3. A study on the land ownership on the initial and final stage. This is with the intention of looking at the changes of land ownership in terms of time and space.
4. To study the extent of ethnic and company ownership with the rise in capitalism. The ethnic groups are Malay, Chinese and

Indian. Company ownership is divided into private and public company.

1.3. Methods of Research

Altogether the researcher spent one and a half months on this study,

from the 17th April 1984 to 30th May 1984. The methods used during the period of study were:-

1. Pilot Survey

The researcher undertook a general survey of Johore Bahru township beforehand to obtain a clear picture of the region under survey. The researcher also made use of standard sheets to get a general idea of the location of the streets.

2. Data Collection

This method required a large amount of patience as it was a tedious process going through the grants of various land titles. This was the most important method to obtain accurate information regarding land ownership.

3. Informal Interview

The researcher carried out informal interviews with officers of the Land Office Department. The interviews enabled the researcher to find out various terminologies indicated in grants. These terminologies included "liens", "caveats", "charges" and the like.

4. Library Research

This research dealt mainly with references connected to the study concerned. These included articles from newspaper like The New Straits Times, The Star and Utusan Malaysia.

1.4. Problems of Research

The problems encountered during the period of research were:-

1. A few of the standard sheets were not according to scale. This created problems for the researcher in matching them.
2. Sometimes new grants were issued when land were subdivided into new lots. These created problems of tracing as new titles might be placed under T.O.L.
3. The records of land titles or files were kept for the convenience of land administrators and not for the researcher. As such the researcher had to spend a great deal of time poring over files to obtain the appropriate information. The files were also kept in a strong room where outsiders cannot enter. This problem was overcome with the kind assistance of the staff.
4. Time and energy were wasted when the researcher had to rush from Majlis Perbandaran to the Land Office to check and trace whether figures in the grants were correct as different records were kept separately in both places.
5. There was also the problem of tracing new owners. New landowners should register themselves as rightful owners in the Land Office. Therefore, the latest owner in the records at Majlis Perbandaran

did not necessarily mean he was the newest owner, if there was a latest record in the files at the Land Office stating another owner. To overcome this problem, data at Majlis Perbandaran and Land Office are compared.

6. The last problem was due to the writing in certain files which were in Jawi. This put the researcher in difficulties as she had no knowledge of Jawi. These files were usually old and dated back in the 1890's. The staff in the Land Office had been generous in helping in the translation for which the researcher was very grateful.

Before the study on land ownership is carried out a researcher should be aware of the problems otherwise the collection of data will prove to be a difficult process. The selection of files proved to be a tedious, monotonous and time consuming process. An important point to be made throughout the study is that the reader should be aware that the ownership of land does not mean the ownership of buildings erected on the land. In this case, a person owns the land and collects a certain amount of rent from the occupants of the building.

1.5. Importance of Research

This research can guide administrators towards a more orderly trend and pattern of development. This research also aims to mobilise government agencies and private sector to improvise only future development projects to prevent wastage of funds. The private sector has since the mid 1970's played a very active role in the development of housing in major towns (Focus on Housing and Property, NST, October

28, 1984).

CHAPTER II

As a whole the buildings at the town centre of Johore Bahru are double-storeyed structure which are built before the war. The buildings are more or less in a deteriorating state and a few are already abandoned. However, renovation has been done on buildings along Jalan Duta, Jalan Trusmi, Jalan Wong Ah Fook, Jalan Tun Abdul Razak Razak and Jalan Sulaiman. More recent high rise buildings set up in the 1970's are the Merlin Tower, the Tropical Inn, Complex Tunku Abdul Rahman, Bangunan Asia Insurance etcetera.

is burgeoning at the seams with no clear notion where it is headed. Its town centre boasts the railway station, a multi-storey taxi stand, the central market, multi-storey buildings like the Merlin Tower, Tun Abdul Razak Complex, Tropical Inn, Raza Sarang Hotel, Orchid Hotel, a couple of cinemas, a Sikh temple and rows of double storey shophouses, all crammed into a one-mile radius.

The traffic congestion in this region, lying adjacent to the highway, is a foregone conclusion. Jalan Ah Fook is a motorist's nightmare, as cars, buses, taxis and other vehicles compete with pedestrians on the crowded thoroughfare. Gone forever is the sedate pace of yesteryear.

An instance of land abuse is the operation of workshops in the town centre and along major roads, adding to the general and confusion. The location of the newly-built five storey taxi stand on the busy Jalan Ah Fook leaves much to be

CHAPTER II

2.1. The Present Johore Bahru

The following article is selected from a New Sunday Times supplement dated October 28, 1984. It should prove interesting to a reader who has not set foot on Johore Bahru itself and provides him or her with an insight to the growth of Johore Bahru.

"Johore Bahru is definitely moving at a pace faster than the services it can provide! It gives the distinct impression it is burgeoning at the seams with no clear notion where it is headed. Its town centre boasts the railway station, a multi-storey taxi stand, the central market, multi-storey buildings like the Merlin Tower, Tun Abdul Razak Complex, Tropical Inn, Rasa Sayang Hotel, Orchid Hotel, a couple of cinemas, a Sikh temple and rows of double storey shophouses, all crammed into a one-mile radius.

The traffic congestion in this region, lying adjacent to the Causeway, is a foregone conclusion. Jalan Ah Fook is a motorist's nightmare, as cars, buses, taxis and other vehicles compete with pedestrians on the crowded thoroughfare. Gone forever is the sedate pace of yesteryear.

An instance of land abuse is the operation of workshops in the town centre and along major roads, adding to the general mad confusion. The location of the newly-built five storey taxi stand on the busy Jalan Ah Fook leaves much to be

desired since it adds to the general congestion, and shows a singular lack of foresight and planning on the part of the developers..... The squatter problem is severe here, forming a large percentage of the population. They are concentrated along railway tracks in the municipality area.....

Johore Bahru should benefit from Singapore going mechanical, when and if investors extend or relocate their operations across the Causeway. It is only a question of how it will rise to meet the challenge."

(Focus on Johore, NST, October 28, 1984, Page 21)

It is no small wonder that authorities are very concerned with the present state of Johore Bahru. In the Third Malaysia Plan (1976-1980) and Fourth Malaysia Plan (1981-1985), Johore Bahru has been said to be the central province for the Wilayah Perancangan Selatan Semenanjung Malaysia to satisfy the aims and aspirations of the New Economic Policy. These two plans have manifested that Johore Bahru will be a future economic administration centre and cultural and social activities.

2.2. The Concept of Capital Efficiency (maximising the value of ownership)

Capital efficiency or income efficiency is the ratio of output to input. Wealth may itself be more or less income efficient in the sense of having a higher or lower yield. The four main criteria of capital efficiency of landholding systems are:-

- (i) treatment of personal assets
- (ii) treatment of proprietary assets
- (iii) marketability
- (iv) ownership intensity⁴

Personal assets are worth more to their owner than to strangers.

Frequently, we hear that proprietary assets are worth more to society when owned by private persons than by the State. This is because the transfer of property rights into the hands of the State will become "sterile". This will be explained further in government owned land in this section.

The concept of ownership dilution is the opposite of ownership intensity.⁵ Ownership need not be diluted at all if a big public company is owned by a large number of small shareholders instead of a small number of large ones, although there is dilution if the company is acquired by the State or one of its agencies. This is same as when a family company is taken over by its employees.

4 Bracewell-Milnes, B. Land and Heritage, The Institute of Economic Affairs, London, 1982, Page 46

5 Ownership intensity is the creation or preservation of value through an articulated system of property rights which promotes capital efficiency as well as income efficiency.

Government ownership of land, at national, regional or local level is inefficient by all four criteria of capital efficiency. Wealth is destroyed because the assets cannot be realised by the people. This is the same as if people's clothes, furniture or homes are owned by government, the result is wasteful not only because running expenses are increased but also no one enjoys the benefit of ownership; ownership is so widely dispersed among the citizens that the benefit is diluted to nothing. This is known as sterile ownership whereby the surplus value is destroyed through ownership when proprietary assets are owned by the government. Similarly, if works of art are taxed away from their owners and left to gather dust in the basement of museums, there is a double loss: not only does nobody see them, but nobody owns them either. The argument that social ownership destroys the surplus value obtainable from ownership proper applies generally to nationalised and "social" property such as schools, hospitals, railways, power stations and the like. However, there may be some who take civic or national pride in government owned assets for instance national parks. The result depends on the reality and importance in the minds of the citizens; it can change while outward forms remain the same.

Ownership of land by financial institution provides marketable assets and need not diminish ownership intensity. But land are more than just investments such as satisfaction and heritage factor and this additional dimension is lost if they are owned by financial institutions.

Unquoted companies,⁶ though nominally financial institutions, may in reality be little more than a projection of the personality of their proprietor. Controlling interests may be equivalent to individual ownership. Minority interests, however, may be difficult or impossible to sell. The usual principle that the minority of shareholding in unquoted companies constitutes no loss of wealth holds true because the situation is accepted voluntarily and without coercion.

It can be concluded that personal ownership satisfies the four criteria of capital efficiency better than any other form of landholding.

It must be borne in mind that this concept of capital efficiency is just an attempt to further understanding of the systems of land ownership and not a critical appraisal.

⁶ Unquoted companies are companies not listed under the Kuala Lumpur Stock Exchange (KLSE)

CHAPTER III

3.1. The Patterns of Land Ownership

In the discussion of land ownership, the researcher will, on the whole, discuss the ownership of land owns by the last owner. The last ownership indicates the ownership of land by owners who are the last to be registered in the land grants. Having clarified this, the researcher will show the different categories of owners in the land studied. Then, the fieldworker will concentrate on the study of land ownership by the different categories of owners.

a. Ownership of Lots according to Different Categories of Owners

The study is to show the ownership of lots by different categories of owners. The intention is to show which categories own the most lots. First and foremost, the researcher will like to illustrate the different types of owners. She has divided the various owners into six categories. Land in the category under government simply means land owned by the government. An example is the Malayan Railway Reserve land. In the ownership under company, the researcher has divided it into two different categories; private and company limited. Private companies are companies which are owned by a small number of people owning shares in the company and are run by a Board of Directors. Company Limited are companies which have shares opened to the public. In this case, its liabilities are small compared to the private company. The researcher has separated ownership

by banks from a company because banks have different functions compared to a finance company. Thus it forms a separate category. This is shown in Table 3.1.

From Table, of the 185 lots studied, private ownership proves to be the most, with 83 lots or 44.9%. However, combining private and public companies together, then, company owns the most number of lots, that is 89 lots or 48.1%. These two categories do not differ much in percentage. Its implication is that this area is a commercial-cum-residential area.

Table 3.1

Lot Distribution According to Ownership Category

Owner	No. of lots	Percentage
Government	7	3.8
Private-owned	83	44.9
Private Company	82	44.3
Company Ltd	7	3.8
Association	5	2.6
Bank	1	0.6
Total	185	100

Source: Data collected from The Land Office, Johore Bahru.

The Table shows that the total land surveyed in the area studied is 1,039,662 sq. ft. The government owns 7 lots or 3.8% whereas association owns 5 lots or 2.6%. The smallest ownership is the bank (there is only one bank in the area of survey) with only 1 lot or 0.6%. The

bank in question is none other than the Kwong Lee Bank Bhd.

The conclusion which can be drawn is that among the different categories of owners, company owns the most lots, that is it covers 89 lots or 48.1% which is half the area being studied.

b. Ownership of Land Area according to Different Categories of Owners

The study is also done on land ownership among different categories of owners. The aim is to find out which group of owners own the largest acreage of land. This is shown in Table 3.2.

Table 3.2

Land Distribution according to Owner Category

Owner	Area (sq. ft.)	Percentage
Government	406,691	39.1
Private-owned	228,985	22.1
Private Company	367,192	35.3
Company Ltd	26,197	2.5
Association	8,403	0.8
Bank	2,194	0.2
Total	1,039,662	100

Source: Data collected from The Land Office, Johore Bahru.

The Table shows that the total land acreage in the area studied is 1,039,662 sq. ft. The study shows the category which owns the most land is government. Private company owns 367,192 sq. ft.

or 35.3% of the total land. Combining this with land owned by Company Ltd; 26,197 sq. ft. or 2.5% the total acreage is 393,389 sq. ft. or 37.8%. This shows that Company is the second largest owner of land.

Government-owned land is 406,691 sq.ft. or 39.1%. This is accounted for by land under the Malayan Railway Reserve which occupies a large area of the land.

The data also shows land owned by Private Owners is 228,985 sq.ft. or 22.1%. The Association owns 8,403 sq.ft. or 0.8% and lastly the bank owns 2,194 sq.ft. or 0.2%.

On the whole, it can be concluded that the government and company formed the two largest categories of ownership area-wise.

c. Comparison between Lot Ownership and Land Area according to Different Categories of Owners

To get a clearer picture on the position of land ownership, the fieldworker will make a comparison concerning the total number of lots and total land area as owned by the different categories of owners. The aim is to know whether the percentage of lot ownership is in concord with the percentage of land area obtained. This is shown in Table 3.3.

The Table shows that private owners form the largest group of land owners. If comparison is made among the total number of lots and total land area, there is a great difference. The study shows that while private owners formed 44.9%, the total land area occupied is only 22.1%.

Table 3.3

Lot Distribution and Total Land Area according
to Owner Category

Owner	No.of lot	Percentage	Area	Percentage	Mean (sq.ft.)
Government	7	3.8	406,691	39.1	58,098.7
Private-owned	83	44.9	228,985	22.1	2,758.9
Private Company	82	44.3	367,192	35.3	4,477.9
Company Limited	7	3.8	26,197	2.5	3,742.2
Association	5	2.6	8,403	0.8	1,680.6
Bank	1	0.2	2,194	0.2	2,194.0
Total	185	100	1,039,662	100	

Source: Data collected from The Land Office, Johore Bahru.

This implies that the total area owned by each owner is small.

The data shows the mean of each plot is 2,758.9 sq. ft.

This is distinctive from government-owned land. From the lots, the government owns only 3.8% while from land area the government owns 39.1%. This implies that each plot is large. The data also shows the mean land area is 58,098.7 sq. ft.

Under Company, Private Company owns 44.3% of the lots while the total land area is 35.3%. Company Limited owns 3.8% of the lots and occupied a land area of 2.5%. Their mean land area is 4,477.9 sq. ft. and 3,742.2 sq. ft. respectively.

Under Association, the data shows the percentage number of lots (2.6%) is greater than the percentage of land area (0.8%). This shows that land occupied by associations is small. This is shown by the mean which is only 1,680.6 sq. ft.

In the case of the bank the percentage number of lots is only 0.2% and the percentage of land area is also 0.2%. Yet, the bank shows an average land area greater than associations, which is 2,194 sq. ft.

The conclusion is that, on the whole, government is the largest land owner.

d. The Division of Land Ownership

To simplify the analysis concerning land ownership, the researcher will categorise the size of the land into a few stages. The researcher will categorise land below 1,999 sq. ft. as "small". An "average" will be between 2,000 sq. ft. to 5,999 sq. ft. and "large" for sizes between 5,000 sq. ft. to 9,999 sq. ft. and "very large" for size above 10,000 sq. ft.

e. Land Ownership according to Size

In the discussion of land ownership, the fieldworker has done a study on the size of land area for each title which is owned. The aim is to know the size of land for each title studied.

Table 3.4 shows the total number of lots owned most is land size which is small. For land size which measures 1,999 sq. ft. and below, there are 128 lots or 69.2%. This shows that land size

is small. For practical reasons the size of land in town centre is not large.

For an average size of 2,000 sq. ft. to 5,999 sq. ft. the total number of lots is 31 or 17.1%. This shows an average number of lots.

Table 3.4

Lot Distribution and Area according to Size

Size	Lot	Percentage	Area	Percentage	Mean
1 - 999	1	0.54	280	0.03	280
1,000 - 1,999	127	68.64	195,071	18.76	1,535.99
2,000 - 2,999	17	9.72	39,723	3.82	2,336.65
3,000 - 3,999	6	3.24	20,601	1.98	3,433.5
4,000 - 4,999	3	1.62	13,376	1.29	4,458.67
5,000 - 5,999	5	2.7	26,716	2.57	5,343.2
6,000 - 6,999	1	0.54	6,316	0.6	6,316
7,000 - 7,999	3	1.62	21,745	2.09	7,248.33
8,000 - 8,999	3	1.62	26,176	2.52	8,725.33
9,000 - 9,999	2	1.08	19,156	1.84	9,578
10,000 - 10,999	-	-	-	-	-
11,000 - 11,999	1	0.54	11,113	1.07	11,113
12,000 - 12,999	2	1.08	24,966	2.40	12,483
13,000 - 13,999	1	0.54	13,226	1.27	13,226
14,000 - 14,999	2	1.08	29,202	2.81	14,601
15,000 and above	11	5.94	591,995	56.94	53,817.73
Total	185	100	1,039,662	100	

Source: Data collected from The Land Office, Johore Bahru.

For land size which is large, that is, between 6,000 sq. ft. to 9,999 sq. ft., the total number of lots is 9 or 4.9%. This implies that large pieces of land is uncommon in towns.

For very large land size, that is, 10,000 sq. ft. and above, the total number of lots is 17 or 9.2%. This implies that very large land size category is bigger than large size category. This is due to very large pieces of land owned by government. On the whole, it can be concluded that the land size in town is small but occupies 69.2% of the total number of lots.

f. Lot Ownership according to Land Area

The study also deals with land area versus land size. This is to show the total land area according to the size of the land. This is shown in Table 3.4.

The Table shows that the biggest land area has the biggest land size. For land size of 10,000 sq. ft. and above the total land area is 670,502 sq. ft. or 64.5%. This shows that for land size which is large, the total land area is also large.

For land size between 6,000 sq. ft. to 9,999 sq. ft. the total land is 73,393 sq. ft. or 7.1%. It appears that this covers a small acreage of the total land area.

Land size between 2,000 sq. ft. to 5,999 sq. ft. gives a total land area of 100,416 sq. ft. or 9.7%. There is an acreage of 195,351 sq. ft. or 18.8% for land size below 1,999 sq. ft.

Doubtlessly, this is the second largest category of land size.

In conclusion, it can be said that for the total land which is owned, the land size is 10,000 sq. ft. and above or 64.5% of the total land area.

g. Comparison between Lot Ownership and Land Area according to Land Size

To get a clearer picture of land ownership, the researcher will make a comparison of the status of land size according to total number of lots and land area. The aim is to know which land size has the greatest number of lots and so gives the total area. This is also shown in Table 3.4.

The Table shows that for land size which is small, that is, below 1,999 sq. ft., the number of lots is large, that is, 128 lots or 69.2% but the land area which is occupied is 195,351 sq. ft. or 18.8%. The data also shows that the mean land size for this is small, that is, 1,526.18 sq. ft.

For land of size 2,000 sq. ft. to 5,999 sq. ft. the number of lots is 31 or 17.3% with a land area of 100,416 sq. ft. or 9.7%. The mean land size for this category is 3,239.23 sq. ft.

The data shows that for land size of 6,000 sq. ft. to 9,999 sq. ft., the total number of lots is 9 or 4.9% with an area of 73,393 sq. ft. or 7.1%. For this category, each lot covers an average of 8,154.78 sq. ft.

The remaining last category of less than 1,999 sq. ft. contains 17 lots or 9.2% with an area of 670,502 sq. ft. or 64.5%. Each

The lot covers a large average of 394,412.29 sq. ft. Therefore, it can be deduced that for lot ownership there is a large ownership regarding the land size which is small whereas for land ownership, the large ownership is due to the large land area. In the point of view of the average land size, a big average land size indicates the conclusion which can be drawn from the distribution of lots does large plots of land.

3.2. Private Ownership

A study is also done on land owners who own certain lots of land.

The aim is to show the size of land acreage owned by an owner. This is shown in Table 3.5. There is only a singular owner for each lot of land.

Table 3.5

Singular Private Ownership

No. of Owners	No. of lots	Percentage
1	37	62.7
2	8	13.6
3	6	10.1
4	8	13.6
Total	59	100.0

Source: Data collected from the Land Office, Johore Bahru

Table 3.5 shows that out of 59 lots studied, 62.7% is owned individually.

This means that one out of 37 lots has one owner and there are 37

owners in 37 lots. Thus, the percentage of individual owners is very high.

Source: Data collected from the Land Office, Johore Bahru

The data also shows that owners who own 2 lots of land totals 8 lots or 13.6%. This means that one person out of 8 owns 2 lots.

The data also indicates that owners who own 3 lots out of 6 lots or 10.1% and owners with 4 lots of land out of 8 lots or 13.6%.

The conclusion which can be drawn from the distribution of lots does not show a marked difference. This is because the percentage of owners owning one lot is high, that is 62.7% while the owners owning a large number of lots are less.

a. Land Ownership According To Number of Lots

In continuation, the researcher will discuss the connection among land owners. Formerly, the researcher concentrated on the lot ownership, now will concentrate on land owners. The aim is to show whether those who share a piece of land are considered as landowners. Thus, the researcher will find out the actual total number of land owners. This is shown in Table 3.6.

3.6

Private land Ownership Distribution According To Lots

No. of Lots	No. of Owners	Percentage
1	83	92.2
2	3	3.4
3	2	2.2
4	2	2.2
Total	90	100.0

Source: Data collected from the Land Office, Johore Bahru

Table 3.6 shows that out of 90 lots or 92.2%, 83 owners own 1 lot compared to owners who own more than 1 lot.

The data also shows 3 owners or 3.4% own 2 lots. This implies that 1 out of every 3 owners own 2 lots.

The data also shows 2 owners or 2.2% owning 3 lots individually and 2 owners or 2.2% owning 4 lots individually.

The conclusion is that the percentage of land owners owning 1 lot is high compared to those owning more than 1 lot.

b. The Number Of Cases According To The Number Of Shared Ownership

In 1 Lot

In the discussion of land ownership, the question of shared ownership also arises. This is land owned communally by persons in 1 lot of land. The researcher will now make a study of the total cases who share land in 1 lot. The aim is to show how many such cases there are in land sharing.

Table 3.7 shows that there are 59 cases of 71.1% who has 1 owner each. This indicates that there is no sharing of land. The land is owned solely by 1 owner.

On the other hand, there are 11 cases of 13.3% with 2 owners sharing 1 lot. This shows that a number of cases are involved in 2 owners sharing 1 lot. The data also shows 5 cases whereby 3 owners are involved in 1 lot; 5 cases whereby 4 persons are involved in 1 lot; 2 cases whereby 5 persons are involved in 1 lot and 1 case whereby 6 persons are involved in 1 lot. A larger number of persons sharing 1 lot implies a smaller share in land.

To conclude, the total number of cases with shared ownership is quite large. This shows that there are people owning land either singularly or communally.

Table 3.7

Table 1. Cases According To Communal Ownership In One Lot

No. of Owners	No. of cases	Percentage
1	59	71.1
2	11	13.3
3	5	6.0
4	5	6.0
5	2	2.4
6	1	1.2

Source: Data collected from the Land Office, Johore Bahru

c. Transfer of Land Ownership

In the discussion of land ownership, transfer is also an important question. This is because owners who do not register themselves in the Registrar of Land Office are not the legal owners of the land. This situation arises when the deceased failed to make a will stating his heir or when the deceased hoped to make a sale. The researcher will now make a study on the final transfer of land ownership among various owners as recorded in the grants.

Source: Data collected from the Land Office, Johore Bahru

* Company includes Private Company and Company Limited.

The total number of companies set-up is 89. The remaining 2 are excluded as there is no transfer of title.

d. Transfer Of Lot Ownership According To Ownership Category

In this matter the researcher will do a study on the transfer of lots among categories of owners. The intention is to show the transfer of lots among owners.

Table 3.8 shows that the last transfer which has been recorded in the Registrar of Land Titles. The study shows that only 3 lots of land have been transferred by the Malays and 3 lots to Chinese. Surprisingly, Company transferred 3 lots to Chinese and 9 lots to Company. There is a possibility that the land owned by Chinese the land under the region of study is owned by Chinese. The 3 lots of land transferred by Malay to Malay is based on inheritance and not through sale.

Table 3.8

Final Land Transfer According To Owner Category And Ethnicity

From \ To	Malay	Chinese	Indian	Company*	Association	Bank
Malay	3	-	-	3	-	-
Chinese	-	73	-	75	4	-
Indian	-	-	3	-	-	-
Company	-	3	-	9	-	-
Association	-	-	-	-	-	-
Bank	-	-	-	-	-	-
Total	3	76	3	87	4	-

Source: Data collected from the Land Office, Johore Bahru

* Company includes Private Company and Company Limited.

The total number of companies set-up is 89. The remaining 2 are excluded as there is no transfer of title.

Regarding land owned by Chinese, it is found that the total number of lots transferred by Chinese to non-Chinese is nil compared to that transferred to Chinese. Chinese has transferred a total of 73 lots to Chinese. This suggests that the Chinese deals among themselves only. The study also reveals Chinese transferred 75 lots to Company and 4 lots to Association. It should be borne in mind that trustees in Association are Chinese too.

Surprisingly, Company transferred 3 lots to Chinese and 9 lots to Company. There is a possibility that the lots owned by Chinese may subsequently be transferred to private companies.

There is no transfer of title at all for Association and Bank.

Among Indian there are 3 lots transferred to Indian. Again, this suggests dealings among own race.

In conclusion, Company owns the most number of lots with a total of 87 lots; Chinese owns 76 lots; Association owns 4 lots; Malay owns 3 lots and Indian owns 3 lots. The researcher would also like to point out that there are 12 lots of 437,869 sq. ft. with no evidence whatsoever of transfer. This is due to the possibility that the land has yet to be developed or newly developed land with no record at the Land Office yet.

e. Land Transfer According To Owner Category

In truth, lot ownership alone does not give a clear picture of the total ownership of land. The researcher will now do a study on the total land involved in transfer between the different categories of owners. The aim is to know the total land which is transferred and how much land is involved in the transfer.

Table 3.9 shows the land area owned by Malays is 7650 sq. ft.

and the area transferred to Company is 8970 sq. ft. This implies that quite a large acreage of land has been relieved from the Malays.

To	Malay	Chinese	Indian	Company	Asso- ciation	Bank
Malay	7,650	-	-	8,970	-	-
Chinese	-	202,135	-	247,339	6,734	-
Indian	-	-	4,406	-	-	-
Company	-	4,710	-	124,629	-	-
Association	-	-	-	-	-	-
Bank	-	-	-	-	-	-

Regarding land owned by Chinese which is transferred to Company and Association are 247,339 sq. ft. and 6734 sq. ft. respectively.

An area of 202,135 sq. ft. is transferred to Chinese itself.

This shows that out of a total of 206,845 sq. ft. a large portion of land is transferred to Chinese and none to non-Chinese. All these are easily accountable for there are a few influential

Chinese families who handed down their land to the children or

relative. Examples are the Wong's family, Lee's family, Tan's

family and also a well-known Chinese lady by the name of Low Sue

Heng. There may be a connection between Ms Low and Wong Shee

Fun as Ms Low is also trustee to other sharers of the Wong's land.

Old Johorians may have heard of Wong Shee Fun as there is a

building erected under his name in the town centre. Mr Wong is

also currently residing in Singapore. The background of the other

families above are doubted as to whether there is any connection

between them as there is no sufficient data.

E. Land Ownership Among Owner Category

In the study of patterns of land ownership, there are six categories:

Government, Private-owned, Private Company, Company Limited,

Association and Bank. On the whole the discussion is concentrated

on lot ownership and land area.

Table 3.9

Final Land Transfer According To Owner Category, Ethnicity And Area

From To	Malay	Chinese	Indian	Company	Asso- ciation	Bank
Malay	7,650	-	-	8,970	-	-
Chinese	-	202,135	-	242,559	6,734	-
Indian	-	-	4,406	-	-	-
Company	-	4,710	-	124,629	-	-
Association	-	-	-	-	-	-
Bank	-	-	-	-	-	-
Total	7,650	206,845	4,406	376,158	6,734	-

Source: Data collected from the Land Office, Johore Bahru

In the case of Indian, out of a total of 4,406 sq. ft. all of it is transferred to Indian. This suggests a non-business dealing with people outside one own race.

Land owned by Company is 376,158 sq. ft. Out of this, 4,710 sq. ft. is transferred to Chinese and 124,629 sq. ft. to Company. The researcher has a suspicion that most of the private-owned companies belong to Chinese.

f. Land Ownership Among Owner Category

In the study of patterns of land ownership, there are six categories: Government, Private-owned, Private Company, Company Limited, Association and Bank. On the whole the discussion is concentrated on lot ownership and land area.

From the lots, to get the percentage of each lot, the researcher divides each lot with the total number of lots, that is 185 lots. Similarly for the land area, that is, for each area the researcher divides it by the total land area of 1,039,662 sq. ft. See Table 3.10.

The researcher will now proceed further on land ownership by the six categories of owners.

3.3. Company-owned Land

This category of land is important because a large acreage of land is owned by companies. The significance of companies is stressed as the region studies is a commercial area. Furthermore, companies usually owned large plots of land. This is due to the fact that companies are financially better off than private owners. However, this may not be true for all cases. The researcher has divided the category company into two: Private and Company Limited.

The study on 185 lots with a total land area of 1,039,662 sq. ft. shows company-owned land is 89 lots with area of 393,389 sq. ft. The percentage of lots is apparently large, that is 48.1% as compared to the percentage of land area, that is 37.8%. This proves that Company owned large pieces of land.

a. Lot Ownership According To Size

A study has been made on lot ownership by company. The aim is to show how many lots are owned by companies.

From Table 3.10 land size of below 1,999 sq. ft. shows that there are 61 lots or 33%. This indicates that Company owned a large

number of lots compared to small land area. For land between 2,000 sq. ft. to 5,999 sq. ft. there is an average number of lots, that is 15 lots or 8.6%. For land size between 6,000 sq. ft. to 9,999 sq. ft. there is an even smaller figure, that is 4 lots or 2.2%. There are 9 lots or 4.9% for land size above 10,000 sq. ft.

The conclusion which can be drawn is that Company owns a large number of lots as compared to land size.

b. Land Area Ownership According To Size

Company owns 393,389 sq. ft. of land. The study is now based on land ownership according to size. The aim is to show the extent of land acreage owned by Company.

Table 3.10 shows how 61 lots covered only an area of 93,531 sq. ft. The percentage of lot is bigger, that is, 32.2% whereas the area is only 8%. This shows that land area is small.

For land above 10,000 sq. ft. there are 9 lots with an area of 219,351 sq. ft. The percentage of lot is small, that is, 4.9% compared to the land area of 18.9%.

There are 4 lots with area 33,232 sq. ft. for land of size 6,000 sq. ft. to 9,999 sq. ft. This indicates that the size of land is large compared to the number of lots.

The researcher will now deal with size of 2,000 sq. ft. to 5,999 sq. ft. The Table shows Company owns 15 lots or 8.6% yet the area is only 4%. This implies that in this category the area of land is small compared to the number of lots.

Size	Government				Private-owned				Private Company				Company Limited				Bank				Association				Total			
	No.	\$	Area	\$	No.	\$	Area	\$	No.	\$	Area	\$	No.	\$	Area	\$	No.	\$	Area	\$	No.	\$	Area	\$	No.	\$	Area	\$
1 - 999					1	0.54	280	0.02																	1	0.54	280	0.54
1000 - 1999					61	32.97	93137	7.96	57	30.81	86621	7.4	4	2.16	6910	0.59					5	2.70	8403	0.72	127	68.64	195071	18.76
2000 - 2999					7	3.78	16864	1.44	7	3.78	16080	1.37	2	1.62	4585	0.39	1	0.54	2194	0.19					17	9.72	39723	3.82
3000 - 3999					3	1.62	9736	0.83	3	1.62	10865	0.93													6	3.24	20601	1.98
4000 - 4999	1	0.54	4851	0.41	2	1.08	8525	0.73																	3	1.62	13376	1.29
5000 - 5999					2	1.08	10971	0.94	3	1.62	15745	1.35													5	2.7	26716	2.57
6000 - 6999					1	0.54	6316	0.54																	1	0.54	6316	0.54
7000 - 7999	1	0.54	7214	0.62					2	1.08	14531	1.24													3	1.62	21745	2.09
8000 - 8999					2	1.08	17231	1.47	1	0.54	8945	0.76													3	1.62	26176	2.52
9000 - 9999					1	0.54	9400	0.8	1	0.54	9756	0.83													2	1.08	19156	1.84
10000 - 10999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11000 - 11999					1	0.54	11113	0.95																	1	0.54	11113	0.95
12000 - 12999	1	0.54	12769	1.09					1	0.54	12197	1.04													2	1.08	24966	2.4
13000 - 13999									1	0.54	13226	1.13													1	0.54	13226	1.31
14000 - 14999	1	0.54	14500	1.39									1	0.54	14702	1.42									2	1.08	29202	2.81
15000 & above	3	1.62	367357	31.39	2	1.08	45412	3.88	6	3.24	179226	15.31													11	5.94	591995	56.94
Total	7	3.78	406691	39.1	83	44.86	228985	22.1	82	44.32	367192	35.32	7	3.78	26197	2.51	1	0.54	2194	0.19	5	2.70	8403	0.72	185	100	1039662	100

Source: Data collected from the Land Office, Johore Bahru

The researcher will continue to look on the area of land with 10,000 sq. ft. and above. The study is to show which Company owns land of different area.

Table 3.11 shows each company owns one lot. It can be seen that companies such as Perdana Property Sdn Bhd and Faber Development Sdn Bhd are large companies. Each owns 40,293 sq. ft. and 39,857 sq. ft. of land respectively.

The conclusion which can be drawn is that Company altogether owned 48.0% of the total number of lots. However, land area is less, that is 37.8%. This implies that land for commercial purposes is small in urban area.

Table 3.11

Ownership Of Land According To Size Among Companies

Name of Company	Area	Percentage
Anak Johore Sdn Bhd	16,661	1.60
Lian Foong Housing Dev (M) Sdn Bhd	12,197	1.17
Perdana Property Sdn Bhd	40,293	3.88
Sekiong Enterprise Sdn Bhd	13,226	1.27
Faber Development Sdn Bhd	39,857	3.83
Wangso Tiles Sdn Bhd	17,550	1.69
The Shell of the F.O.M. Ltd	14,702	1.26
Total	154,486	14.7

Source: Data collected from the Land Office, Johore Bahru

d. Lot Ownership Among Companies

The researcher will continue to look at land owned by Company.

From the data obtained, Company owns 89 lots. There are 34 companies which own 1 lot and 55 companies own more than 1 lot.

Refer to Table 3.12 and Table 3.11.

Table 3.12 shows 12 companies own 2 lots or 1.1% each; 5 companies own 3 lots or 1.6% each. 4 companies own 4 lots or 2.2% each.

It is clear that no company owns more than 5 lots.

The researcher draws the conclusion that companies which own more than 1 lot are more than companies owning only 1 lot. This is shown in Table 3.11 and Table 3.12 shows part of it.

Table 3.12

Lot Ownership Among Companies With More Than One Lot

Name of Company	Lot	%	Area	%
Wong Lee Sdn Bhd	2	1.1	3251	0.31
Tok Swee Kee and Sons Sdn Bhd	2	1.1	3215	0.31
Shaw & Sons Sdn Bhd	2	1.1	64865	6.24
Tan Tek Kiang & Sons Sdn Bhd	2	1.1	4292	0.41
Yeo Chor Thiam & Sons Sdn Bhd	2	1.1	3196	0.31
Mikonwadi Sdn Bhd	3	1.6	5236	0.50
TAF (Holdings) Sdn Bhd	2	1.1	3179	0.31
Great Oriental Property Sdn Bhd	2	1.1	3228	0.31
Cheong Yee Kee Sdn Bhd	2	1.1	3182	0.31
Chiam Soh Yong Realty Sdn Bhd	2	1.1	2825	0.27
Foh Chong Credit Sdn Bhd	2	1.1	3534	0.34
Wong Loh & Sons Sdn Bhd	3	1.6	4285	0.41
Wong Shee Fun & Company Ltd	3	1.6	7196	0.69
Wang Fatt (Johor) Sdn Bhd	4	2.2	12285	1.18

Name of Company	Lot	%	Area	%
Chee Eng Tat Prop. Sdn Bhd	4	2.2	5477	0.53
Fu Chiang Industry Sdn Bhd	3	1.6	3809	0.37
Top Hotel Holdings Sdn Bhd	3	1.6	7504	0.73
Million Group Credit Sdn Bhd	4	2.2	5105	0.49
Overseas Acceptance Sdn Bhd	4	2.2	5730	0.55
D & C Finance Bhd	2	1.1	4028	0.34
Perdana Property Bhd	2	1.1	3361	0.29
Total	55	30.0	158819	15.2

Source: Data collected from the Land Office, Johore Bahru

e. Land Ownership Among Companies

Land owned by private companies and public companies gives a total of 393,398 sq. ft. The researcher will make a study to investigate which company owns the greater area of land.

Table 3.11 shows 2 companies owning land over 30,000 sq. ft. The supposed companies are Perdana Property Sdn Bhd owning 40,293 sq. ft. and Faber Development Sdn Bhd measures 39,857 sq. ft. The names of the companies suggest business deals in housing development. Table 3.12 shows only 1 company measures over 50,000 sq. ft., that is, Shaw & Sons (KL) Sdn Bhd which measures 64,865 sq. ft. The remaining companies are shown in Table 3.12.

The researcher concludes that Shaw & Sons (KL) Sdn Bhd owns the largest piece of land. The second owner is Perdana Property Sdn Bhd followed by Faber Development Sdn Bhd. Refer to Table 3.13.

Table 3.13

Land Ownership Among Companies Of Over 30,000 Sq. Ft.

Name of Company	Area	%	Lot	%
Perdana Property Sdn Bhd	40293	3.88	1	0.54
Faber Development Sdn Bhd	39857	3.83	1	0.54
Shaw & Sons (KL) Sdn Bhd	64865	6.24	2	1.1

Source: Data collected from the Land Office, Johore Bahru

f. Comparison Between Lot Ownership And Land Area Among Company

To get a clearer picture of land ownership, the researcher will make a comparison between the number of lots and land area among companies.

Table 3.12 shows that ownership of a number of lots does not mean a greater area of land. This is evident in Million Group Credit Sdn Bhd with 4 lots measuring 5,105 sq. ft. and Overseas Acceptance Sdn Bhd with 4 lots measuring 5,730 sq. ft. Considering the percentage there are 2.2% of total lots but only 0.5% of the total land area.

Companies such as Shaw & Sons (KL) Sdn Bhd owned 2 lots but covered 64,865 sq. ft. or 6.24%. This shows a large piece of land.

Perdana Property Sdn Bhd has an area of 40,293 sq. ft. but consists of only 1 lot.

Thus, it can be concluded that companies with a number of lots do not mean a greater land area and vice-versa.

3.4. Private Ownership

It can be said that the region under study is a residential area. To be precise it is a commercial-cum-residential area. The percentage of owners being private owners is high. Private ownership in this sense means land owned either by Chinese, Malay or Indian. It is discovered that there is no none-Malaysian owning any land in the region of study. In the section, the fieldworker will discuss briefly the categories of ownership as a detailed account will be given in Chapter IV. On the whole, there are 83 lots of private-owned land with an area of 228,985 sq. ft.

a. Lot Ownership According To Private Ownership

The study will be based on lot ownership according to size. The aim is to show whether the number of lots owned is in concord with the land area.

Table 3.10 shows that owners owned 83 lots or 44.9% out of 185 lots. The data shows that for land size of below 1,999 sq. ft. there are 62 lots or 33.5% owned. For sizes between 2,000 sq. ft to 5,999 sq. ft the total number of lots is 14 or 7.6%. For a bigger size of 6,000 sq. ft. to 9,999 sq. ft. the number of lots is 4 or 2.1%. There are only 3 lots or 1.6% for size above 10,000 sq. ft.

It can be concluded that the bigger the size of land the smaller is the number of owners. This is due to the high cost of land in an urban centre.

b. Land Area According To Size

In terms of area, the total land acreage is 228,985 sq. ft. The researcher will make a study on the land area according to the size of land.

From Table 3.10 land below 1,999 sq. ft. covered 93,417 sq. ft. or 8%. The land area is 46,096 sq. ft. or 3.9% for size 2,000 sq. ft. to 5,999 sq. ft. This is considered as a large area. For size 6,000 sq. ft. to 9,999 sq. ft. the land area is 26,631 sq. ft. or 2.8%. For size above 10,000 sq. ft. the area covered is 56,525 sq. ft. or 4.8%.

The conclusion is that private owners owned a large acreage of land for small land size. There is also a large piece of land owned individually for size above 10,000 sq. ft.

c. Comparison Between Lot Ownership And Land Acreage

According To Size For Private Owners

To get a clearer picture of land ownership by private owners, the researcher is going to make a comparison. The number of lots may not necessarily implies a large area of land. This is shown in Table 3.10.

The Table shows that owners owned a large number of lots for size of land which is small. This size is below 1,999 sq. ft. The average land which is less than 2,000 sq. ft. has a small acreage while the percentage lot is greater, that is 44.9%, compared to 8%.

The above definitions concerning State land are given as the researcher feels that they are important to a layman in understanding land owned by Government.

Similarly for land between 2,000 sq. ft. to 3,999 sq. ft. and 6,000 sq. ft. to 9,999 sq. ft. although there are 14 lots with an area of 46,096 sq. ft. Land size between 6,000 sq. ft. to 9,999 sq. ft. occupied 4 lots and 26,631 sq. ft. of area.

Authority under this Act or in the exercise of powers conferred by For land above 10,000 sq. ft. the number of lots is 3 or 1.6%

any previous land law but does not include mining land. whereas the area is 56,525 sq. ft. or 4.8%. A piece of land

measuring 11,113 sq. ft. belongs solely to a Encik Mohamad Yassin bin Datuk Haji Abdul Rahman.

The conclusion which can be drawn is that private ownership is one of the main categories of land ownership. Out of a total of

185 lots, 83 lots are owned privately.

185 lots, 83 lots are owned privately. which a mining lease is certificate granted or issued under any written law relating to mining.

3.5. State Land*

As stated in the National Land Code Act 56 of 1965, 'state land' is

all land in the State including so much of the bed of any river, and Under this Act the State Authority also has the power to:

of the foreshore and bed of the sea, as is within the territories of a. alienate State land;

the State or the limits of territorial waters other than:

b. reserve State land and grant leases of reserved land;

a. alienated land c. alienation of State land, reserved land and mining land

b. reserved land

c. mining land d. extraction and removal of rock material from any land,

d. any land which, under the provisions of any law relating to forests

(whether passed before or after the commencement of this Act) is

Such are the rights and powers of the State Authority. However, there

for the time being reserved forest.

are also other sub-sections to prevent any breaches on the part of

the State Authority.

The above definitions concerning State land are given as the researcher

feels that they are important to a layman in understanding land owned

by Government.

What it meant by 'alienated land' is any land, including any parcel of a sub-divided building in respect of which a registered title for the time being subsists, whether final or qualified, whether in perpetuity or for a term of years, and whether granted by the State Authority under this Act or in the exercise of powers conferred by any previous land law but does not include mining land.

'Reserved land' means land for the time being reserved for a public purpose in accordance with the provisions of Section 62 or of any previous land law. This is exemplified by a piece of land taken up by Government for the purpose of road widening.

'Mining land' means any land in respect of which a mining lease or certificate granted or issued under any written law relating to mining.

Needless to say, land owned by Government is large.

Under this Act the State Authority also has the power to:

- a. alienate State land;
- b. reserve State land and grant leases of reserved land;
- c. permit the occupation of State land, reserved land and mining land under T.O.L.;
- d. permit the extraction and removal of rock material from any land, other than reserved forest.

Such are the rights and powers of the State Authority. However, there are also other sub-sections to prevent any breaches on the part of the State Authority.

The fieldworker draws the conclusion that the Government owns only

a small number of lots, that is 3.78% out of 185 lots.

There are ways and means by which the State Authority acquires land:

- a. Land which has been previously alienated but have since been reverted to the State Authority by reason of proprietor's death without successors (Section 351).
- b. Abandonment of title by the proprietor (Section 352).
- c. Expiry of term specified in the document of title (Section 46).
- d. Forfeited for breach of condition (Section 127).
- e. Surrender whole or part with approval of State Commissioner or Collection (Section 195) intended for any religious, educational, charitable or public purposes.
- f. Forfeiture of lease sub-lease for breaches of condition, bankruptcy or liquidation (Section 234).

The above are conditions applied by the State Authority to obtain land. These conditions also enable the Authority concerned to maintain order whereby land alienated or forfeited will not be abused by the public.

a. Lot Ownership According To Size

On the whole, the land owned by Government is 7 lots or 39.1%. The researcher will give a brief account on this section as the number of lots owned by Government is small.

Table 3.10 shows that Government owns 5 lots of land for land size above 10,000 sq. ft. This comprises of 2.7% of the total number of lots. For size 2,000 sq. ft. to 5,999 sq. ft. there is only 1 lot or 0.54%. Similarly for size between 6,000 sq. ft. to 9,999 sq. ft. land owned by Associations is small. Refer to Table 3.10.

The fieldworker draws the conclusion that the Government owns only a small number of lots, that is 3.78% out of 185 lots.

b. Land Area According To Size

The researcher will now make a study of the area of land owned by Government. The aim is to show the extend of land owned by Government. For size above 10,000 sq. ft., the Government owns 394,626 sq. ft. or 34.5% of the total land area. For sizes of 2,000 sq. ft. to 5,999 sq. ft. and 6,000 sq. ft. to 9,999 sq. ft. the land areas are 4,851 sq. ft. and 7,214 sq. ft. respectively.

Thus, it can be concluded that the bigger the size of land the larger the area of land. This is proven in land size of above 10,000 sq. ft.

The researcher will like to make a simple conclusion that the larger the number of lots the larger is the land acreage. See 3.5 (a) and 3.5 (b). An example is the Malayan Railway Reserve owning one lot with 14,500 sq. ft.

3.6. Land Owned By Bank

The researcher cannot make any comparison among banks as there is only one bank in the region of survey. Refer to Table 3.10. The bank is the Kwong Lee Bank Bhd which covered 2,194 sq. ft. It cannot be denied that there are other finance companies such as D & C Finance Bhd and Hong Leong Finance Bhd.

3.7. Land Owned By Association

There are altogether 5 lots owned by Associations. This comprises of 8,403 sq. ft. in land size of 1,000 sq. ft. to 1,999 sq. ft. This implies that land owned by Associations is small. Refer to Table 3.10. Examples of the Associations are the Rubber Dealer Association and Johore Baru Market Stall Holder Association owning 4 lots and 1 lot respectively.

CHAPTER IV

LAND OWNERSHIP ACCORDING TO ETHNICITY4.1. Patterns Of Land Ownership According To Ethnicity

The researcher will now discuss the patterns of land ownership according to ethnicity after having briefly discussed about private ownership in Chapter III. This category of ownership is divided into Malay, Chinese and Indian as there is no foreigner owning any of the land under study. The researcher will only take into account land owned by the races as registered in the grants of the Land Office.

Before proceeding into any detailed discussion let us look at ownership of land lots and area according to ethnicity. The percentage of lots owned is obtained by dividing it with the total number of lots, that is 185 lots. Similarly, the percentage of area is obtained by dividing it with the total area, that is 1,039,662 sq. ft. These figures will cover the whole discussion on ownership according to ethnic groups. This is shown in Table 4.1.

a. Lot Ownership According To Ethnicity

In this section an account is given on lot ownership according to ethnicity. All the data given will be private owned as the aim is to show which ethnic groups own the greater number of lots. This is shown in Table 4.2.

The Table shows that Chinese owns the largest number of lots compared to other ethnic groups, that is 76 lots or 41.08%. The second largest group is Malay with 4 lots or 2.16%. This is a very small number. The last group is Indian with 3 lots or 1.62%.

The conclusion which can be drawn is that Chinese owns more land compared to other races.

Table 4.2

Lot Distribution According To Ethnicity		
Ethnic	No. of lots	Percentage
Malay	18,763	1.80
Chinese	76	41.08
Indian	3	1.62
Total	83	44.86

Source: Data collected from the Land Office, Johore Bahru

b. Land Area According To Ethnicity

Altogether, land owned by private owners amounts to 228,985 sq. ft. We will now discuss the land area owned by different ethnic groups.

This is to show which group owns the larger land area.

Table 4.3

Table 4.3 shows that Chinese owns the largest area of land among ethnic groups, that is a total of 205,816 sq. ft. or 19.8%.

Comparing this with Malays owning 18,763 sq. ft. or 1.8% and Indians owning 4,406 sq. ft. or 0.42%.

It is clear that Chinese is the largest group of land holder.

Ethnic	Area (sq. ft.)	Percentage
Malay	18,763	1.80
Chinese	205,816	19.8
Indian	4,406	0.42
Total	228,985	22.02

Source: Data collected from the Land Office, Johore Bahru

Table 4.3

Land Area Distribution According To Ethnicity

Ethnic	No. of lots	Percentage
Malay	18,763	1.80
Chinese	205,816	19.80
Indian	4,406	0.42
Total	228,985	22.02

Source: Data collected from the Land Office, Johore Bahru

c. Comparison Between Lot Ownership And Land Area According To Ethnicity

To obtain a clearer picture of land ownership according to ethnicity the researcher will now make a comparison. The aim is to know whether a greater number of lots will affect the land area proportionately. This is as shown in Table 4.4.

Table 4.4

Lot Distribution And Area According To Ethnicity

No. of lots Ethnic & area	No. of lots	Percen- tage	Area (sq. ft.)	Percen- tage	Mean
Malay	4	2.16	18,763	1.80	4690.75
Chinese	76	41.08	205,816	19.80	2708.11
Indian	3	1.62	4,406	0.42	1468.67
Total	83	44.86	228,985	22.02	

Source: Data collected from the Land Office, Johore Bahru

Table 4.4 shows a total of 83 lots or 44.9% covering 228,985 sq. ft. or 22% owned by private owners. Out of this total Chinese owns the greatest number of lots, that is 76 lots or 41.1%. The land area is 205,816 sq. ft. or 19.8%. However, the mean of the land is 2,708 sq. ft. which is considered a normal size in the region of study.

The Malays own only 4 lots or 2.2% with an acreage of 18,763 sq. ft. or 1.8%. The mean of a lot is 4,690.8 sq. ft. This is considered as a large land acreage.

Indians own 3 lots or 1.6% with a mean area of 1,468.7 sq. ft. This area is considered small compared to Malay.

The conclusion is that although Chinese owns a large land area but on an average their land is small. This is contrary to land owned by Malays. Indians own the least number of lots out of the three races. This is not surprising as this group is small.

4.2. Land Owned By Malay

In the discussion of land ownership, the Malays own a small acreage of land in the urban centre. The study shows that Malays own 18,763 sq. ft. or 1.8% of land. This provides the evidence that land owned by Malays is comparatively small. To obtain a clearer picture the researcher will discuss on lot ownership and land area according to size. The aim is to know whether the above holds true for bumiputra-owned land in urban centre. This is shown in Table 4.1.

Table 4.1

Lot Distribution And Land Area According To Ethnicity And Size

Size	Malay				Chinese				Indian				Total			
	No.	%	Area	%	No.	%	Area	%	No.	%	Area	%	No.	%	Area	%
1 - 999					1	0.54	280	0.03					1	0.54	280	0.03
1000 - 1999	2	1.08	2164	0.21	55	29.73	84038	8.08	3	1.62	4406	0.42	60	32.43	90608	8.72
2000 - 2999					8	4.32	19393	1.87					8	4.32	19393	1.87
3000 - 3999					3	1.62	9736	0.94					3	1.62	9736	0.94
4000 - 4999					2	1.08	8525	0.82					2	1.08	8525	0.82
5000 - 5999	1	0.54	5486	0.53	1	0.54	5485	0.53					2	1.08	10971	1.06
6000 - 6999					1	0.54	6316	0.61					1	0.54	6316	0.61
7000 - 7999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8000 - 8999					2	1.08	17231	1.66					2	1.08	17231	1.66
9000 - 9999					1	0.54	9400	0.90					1	0.54	9400	0.90
10000 - 10999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11000 - 11999	1	0.54	11113	1.07									1	0.54	11113	1.07
12000 - 12999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13000 - 13999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14000 - 14999	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15000 & above					2	1.08	45412	4.37					2	1.08	45412	4.37
Total	4	2.16	18763	1.81	76	41.08	205816	16.8	3	1.62	4406	0.42	83	44.86	228985	22.03

Source: Data collected from The Land Office, Johore Bahru

a. Lot Ownership According To Size

The study shows the number of lots owned by Malays is 4 lots or 2.16%. For size below 1,999 sq. ft. there are 2 lots or 1.08%. For size of 5,000 sq. ft. to 5,999 sq. ft. there is only 1 lot or 0.54%. For size of above 10,000 sq. ft. there is also 1 lot or 0.54%. Refer to Table 4.1.

Thus it is very clear that Malays own only a small number of lots. This implies that land purchase is not so popular among the Malays yet.

b. Land Area According To Size

The researcher will now discuss the land area according to size owned by Malays. The aim is to show which land size has the greater acreage. This is shown in Table 4.1.

From Table 4.1, it is seen that for size above 10,000 sq. ft. the land area is 111,113 sq. ft. or 1.07%. For size below 1,999 sq. ft. the land area is 2,614 sq. ft. or 0.21%. Quite a large piece of land, that is, 5,486 sq. ft or 0.53% is obtained for size 5,000 sq. ft. to 5,999 sq. ft.

On the whole it can be seen that land owned by Malays is small, that is only 1.81% of the total land by ethnic groups.

c. Comparison Between Lot Ownership And Land Area According To Size Owned By Malays

To get a clearer picture of land ownership by Malays the researcher will make a comparison between lot ownership and land area according to size. This is to show whether a small number of lots covered a large land area. This is shown in Table 4.1.

The Table is seen that the number of lots owned is mostly below 1,999 sq. ft., that is, 2,164 sq. ft. There is only one lot above 10,000 sq. ft., that is, 11,113 sq. ft. and one lot between 5,000 sq. ft. to 5,999 sq. ft., that is 5,486 sq. ft.

Therefore it can be deduced that Malays own a small number of lots but in terms of acreage it is large.

d. Comparison Between Lot Ownership And Land Area Among Malays

There will only be a brief discussion on lot ownership and land area among the Malays. The aim is to show whether there is any connection between lot ownership and land area among the Malays. This is shown in Table 4.5. It is evident from the Table that no Malays own more than 2 lots.

Table 4.5
Land Distribution According To Sex
Lot Distribution And Area Among Malays

Sex	No. of	Percentage	Area	Percentage	Mean
	Name	Lot	%	Area	%
Male	1. Abdullah Bin Dato Hj Abdul Rahman	1	0.54	1082	0.1
Male	2. Mohd Yassin Bin Dato Hj Abdul Rahman dan Tengku Aziza Bt Almarhon	1	0.54	11113	1.07
Male	3. Rogayah Bt Dato A Majid	1	0.54	1082	0.10
Male	4. Hawa Bt Abdullah Zaiton Bt Hj Mohd Ibrahim Fatimah Bt Hj Mohd Ibrahim Abdul Razak Bin Hj Mohd Ibrahim	1	0.54	5486	0.53

Source: Data collected from The Land Office, Johore Bahru

4.3. From Table 4.5 it appears that numbers 1, 2 and 4 are relations. There is no evidence that number 3 is related to the rest. Mohd Yassin and Tengku Aziza both own 11,113 sq. ft. or 1.07% of the total land owned by Malays. These two are the biggest owners among Malays. The second biggest owner is Hawa Bt Abdullah & Co. The area covered is 5,486 sq. ft. or 0.53%.

a. Land Ownership According To Size

The researcher draws the conclusion that the ownership of land area is relatively large compared to the number of lots. The researcher also deduces that the family is keeping a hold on the land.

e. Land Ownership According To Sex Among Malays

This category of ownership is clearly shown in Table 4.6.

Table 4.6

Land Distribution According To Sex

Sex	No. of lots	Percentage	Area	Percentage	Mean
Male	1	0.54	1082	0.1	1082
Female	1	0.54	1082	0.1	1082
Joint	2	1.08	16599	1.59	8299.5
Total	4	2.16	18763	1.79	4690.75

The researcher will like to investigate the extent of land owned by Source: Data collected from The Land Office, Johore Bahru

Chinese according to size. This is to know whether the small land area will affect the land size. Refer to Table 4.1.

The number of lots which is shared proves to have the largest area of land covered. It can be seen that the 2 lots which are shared cover a land acreage of 16,599 sq. ft. The average land owned by an individual owner is 8,299.5 sq. ft. This is considered as a large piece of land as categorized in the land size by the researcher.

4.3. Land Owned By Chinese

The fact that Chinese owns a larger acreage of land compared to other ethnic groups holds true as shown earlier. The land owned by Chinese is 205,816 sq. ft. or 19.8%. The researcher will now discuss in more detail the land owned by Chinese.

a. Lot Ownership According To Size

The study earlier on has already revealed that Chinese owns 76 lots or 41.08% of the total number of lots. The researcher will now investigate the number of lots according to the size of land. Table 4.1 shows that the smallest land size constitutes the largest number of lots. For land size of below 1,999 sq. ft. there are 56 lots or 30.3%. For land size of between 2,000 sq. ft. to 5,999 sq. ft. there are 14 lots or 7.6%. For size between 6,000 sq. ft. to 9,999 sq. ft. there are 4 lots or 2.2%. The largest land size of above 10,000 sq. ft. consists of 2 lots or 1.1%.

The conclusion is that for a small land size the Chinese owns the largest number of lots. The Chinese only owns a few lots for very large land size.

b. Land Area According To Size

The researcher will like to investigate the extent of land owned by Chinese according to size. This is to know whether the small land area will affect the land size. Refer to Table 4.1.

In conclusion Chinese can be said to be actively involved in land purchases in the urban centre. The researcher will now focus on the

The Table reveals an acreage of 84,318 sq. ft. or 8.1% for size below 1,999 sq. ft. This shows that there is a big area with a small land size. Chinese also owns a large area, that is, 43,139 sq. ft. or 4.2% with an average size of between 2,000 sq. ft. to 5,999 sq. ft. For land size between 6,000 sq. ft. to 7,999 sq. ft. the land covers 32,947 sq. ft. or 3.2%. For land size of 10,000 sq. ft. and above the total land is 45,412 sq. ft. or 4.4%.

Thus it may be concluded that on the average Chinese owns a large area for a small land size, that is 8.1% or 84,318 sq. ft. Overall, Chinese owns a large acreage of land in the region of study.

c. Comparison Between Lot Ownership And Land Area According To Size

To obtain a clearer picture of land ownership among Chinese, the researcher will now make a comparison. The aim is to show whether the number of lots covers a large area. This is also shown in Table 4.1.

The Table shows that Chinese owns a large area with the small land size. For land size of below 1,999 sq. ft. there are 59 lots or 30.3% covering 84,318 sq. ft. or 8.1%. For land size between 2,000 sq. ft. to 5,999 sq. ft. the number of lots is 14 or 7.6% with an acreage of 43,139 sq. ft. or 4.2%. The number of lots for land size between 6,000 sq. ft. to 9,999 sq. ft. is 4 lots or 2.2% with an area of 32,947 sq. ft. or 3.2%. For land size above 10,000 sq. ft. there are 2 lots or 1.1% measuring 45,412 sq. ft. or 4.4%.

In conclusion Chinese can be said to be actively involved in land purchase in the urban centre. The researcher will now focus on the

owners who own land of more than 5,000 sq. ft. The aim is to know which owner owns the largest acreage of land.

d. Ownership Of Large Land Size Among Chinese

The researcher will only give a brief discussion on this section.

Together. Besides, there are 3 owners who own land individually.

The aim is to study how many wealthy landowners there are among

Chinese. These three are Kee Kim Swee, Tang Kak Ji and Mak Cheng Hai with

8,682 sq. ft., 6,316 sq. ft and 5,485 sq. ft. respectively.

Table 4.7
Ownership Of Large Land Size

Owner	Area	Percentage
Tay Lai Hock	7445	0.72
Tay Lai Heng		
Tay Lai Huat		
Tay Lai Kiang		
Wong Siew Chee	6276	0.60
Wong Shee Fun		
Wong Man Keh		
Tan Keng Yong	8014	0.77
Tan Peng Song		
Tan Keng Leng		
Tan Kim Chua		
Tan Yong Chang		
Tan Teck Moh		
Lee Soo Chew	6589	0.63
Lee Soo Herng		
Lee Liang Ong		
Lee Soo Jin	8682	0.84
Kee Kim Swee		
Tang Kak Ji		
Mak Cheng Hai		
	6316	0.61
	5485	0.53

Table 4.7 clearly shows that most of the land shared in 1 lot are more than 5,000 sq. ft. The researcher deduces that this system of joint ownership is to keep the families together.

The land serves as an instrument to bind members of the family together. Besides, there are 3 owners who own land individually. These three are Kee Kim Swee, Tang Kak Ji and Mak Cheng Hai with 8,682 sq. ft., 6,316 sq. ft and 5,485 sq. ft. respectively. Thus it can be concluded that these three are among the wealthiest landowners.

e. Lot Ownership And Land Area Among Chinese

The researcher will continue to focus on ownership of more than one lot by Chinese. The aim is to find out who owns the most lots. This is shown in Table 4.8.

The Table shows that the owner who owns the biggest number of lots is Lee Soo Sang, that is 4 lots. The second biggest owner is Low Sue Heng with 3 lots followed by Lee Shoo Koon with 2 lots and Peter Lee with 2 lots. It is regretted that there is

no sufficient background on these people. Ms Low's piece is already given earlier on.

f. Land Ownership According To Sex Among Chinese

In terms of area, the richest landowner is Low Sue Heng. Madam Low owns an acreage of 40,492 sq. ft. or 3.9%. The second richest owner is Edward Kuok who owns an acreage of 6,309 sq. ft. or 0.6%.

In conclusion there appears to be a few rich landowners who own land of more than 5,000 sq. ft.

Table 4.8

Lot Ownership And Land Area Among Chinese

Owner	No. of Lots	Percentage	Area	Percentage	Mean
Tan Hong Aik	2	1.08	3631	0.35	1815.5
Tan Hong Tuck					
Len Meng Sin	2	1.08	2557	0.25	1278.5
Ho Yui Hen					
Total	76	41.08	205,816	19.79	2708.11
Lee Soo Chiang	2	1.08	2822	0.27	1411
Lee Soo Kiang	2	1.08	2180	0.21	1090
Lee Soo Kim	2	1.08	3506	0.34	1753
Edward Kuok	2	1.08	6309	0.61	3154.5
Pang Chee	2	1.08	2919	0.28	1459.5
Lee Shoo Khoon	3	1.62	4993	0.48	1664.3
Peter Lee	3	1.62	5057	0.49	1685.7
Lee Soo Sang	4	2.16	5982	0.58	1495.5
Low Sue Heng	3	1.62	40492	3.90	13497.3

Source: Data collected from The Land Office, Johore Bahru

f. Land Ownership According To Sex Among Chinese

Again, the data shows the average size of land owned by females is 5,468.1 sq. ft. as compared to 1,947.2 sq. ft. owned by males. An investigation is also done on ownership according to sex. This is to investigate which sex, either male or female, owns the most land. This average of 1,820.4 sq. ft. is shared by both males and females. This is shown in Table 4.9.

In conclusion, the total number of lots according to sex owned by Chinese is 76 lots or 41.1% with an area of 205,816 sq. ft. or 19.8%. It is deduced that among the Chinese, females own a bigger land acreage compared to males. However, males own a bigger number of

Table 4.9

Land Ownership According To Sex

Sex	No. of lots	Percentage	Area	Percentage	Mean
Male	43	23.24	83731	8.05	1947.23
Female	17	9.19	92958	8.94	5468.12
Joint	16	8.65	29127	2.80	1820.44
Total	76	41.08	205816	19.79	2708.11

Source: Data collected from The Land Office, Johore Bahru

Table 4.9 shows that males own a larger number of lots, that is, 43 lots or 23.3%. Females own a lesser number, that is, 17 lots or 9.2%. Joint ownership among males and females consists of 16 lots or 8.7%. It is calculated that the females own a greater land acreage compared

to the males. The Table shows a figure of 92,958 sq. ft. or 8.9% as owned by females and 83,731 sq. ft. or 8.1% by males. A total of 29,127 sq. ft. or 2.8% is shared among males and females. One suggestion is that females may be considered to be more trustworthy to keep the land in line with the family.

Table 4.11 shows that out of 3 lots, the women own 2 lots. This Again, the data shows the average size of land owned by females is 5,468.1 sq. ft. as compared to 1,947.2 sq. ft. owned by males. An average of 1,820.4 sq. ft is shared by both males and females.

In conclusion, the total number of lots according to sex owned by Chinese is 76 lots or 41.1% with an area of 205,816 sq. ft. or 19.8%. It is deduced that among the Chinese, females own a bigger land acreage compared to males. However, males own a bigger number of

lots compared to females. This shows a discrepancy in ownership among sexes in this system of distribution.

g. Land Owned By Indians

The study also reveals that Indian owns 3 lots or 1.6% of the total number of lots altogether. Therefore, only a brief discussion will be given for this category.

Table 4.10

Land Ownership Among Indians

Name	No. of lots	%	Area	%
Paramaswari d/o Subramaniam	1	0.54	1707	0.16
Krishnan Shiwa Das	1	0.54	1802	0.10
Puspareelawathy w/o Vaithilingam	1	0.54	1617	0.16

Source: Data collected from The Land Office, Johore Bahru

It is shown that Indians own less than 2,000 sq. ft. of land. The land is also owned individually. One suggestion is that the Indians may not have the opportunity to purchase land previously.

Table 4.11 shows that out of 3 lots, the women own 2 lots. This indicates that land is also handed down to women, perhaps, as dowry from the father to the daughter. This is a common case among Indians.

In conclusion, the total number of lots owned by Indians under the region of study is 3 lots or 1.6% with an area of 4,406 sq. ft. or 0.4%. This is a small land acreage compared to other ethnic groups.

Table 4.11

Land Ownership According To Sex Among Indians

Sex	No. of lots	%	Area	%
Male	1	0.54	1082	0.10
Female	2	1.08	3324	0.32
Total	3	1.62	4406	0.42

Source: Data collected from The Land Office, Johore Bahru

h. Distribution Of Lot Ownership And Land Area

According To Ethnicity And Sex

This will be our last section on the discussion of ownership by the various ethnic groups. Table 4.12 shows that private landowners own a total of 83 lots with an area of 228,985 sq. ft. Out of this, Chinese is the largest group of landowner with a total of 76 lots or 205,816 sq. ft. This is followed by Malays with 4 lots and 18,763 sq. ft. of land. Lastly, Indians occupy 3 lots and 4,406 sq. ft. of land.

Considering acreage, Chinese owns the largest area of land. In terms of percentage, Chinese owns 41.1% of the total land. But this is only 19.8% of the total area. Comparing this with Malays, Malays own 2.2% of the number of lots and 1.8% of the land area. Indians own only 1.6% of the number of lots and 0.4% of the total land area.

In terms of the average land size, it can be seen that Malays own a greater average land size with 4,690.8 sq. ft. compared to Chinese and Indians with 2,708.1 sq. ft. and 2,744 sq. ft. of land area respectively.

Table 4.12

Lot Distribution And Land Area According To Ethnicity And Sex

Sex	Male					Female					Joint					Total				
	No.	%	Area	%	Mean	No.	%	Area	%	Mean	No.	%	Area	%	Mean	No.	%	Area	%	Mean
Malay	1	0.54	1082	0.1	1082	1	0.54	1082	0.1	1082	2	1.08	16599	1.59	8299.5	4	2.16	18763	1.79	4690.75
Chinese	43	23.24	83731	8.05	1947.23	17	9.19	92958	8.94	5468.12	16	8.65	29127	2.80	1820.44	76	41.08	205816	19.79	2708.11
Indian	1	0.54	1082	0.10	1082	2	1.08	3324	0.32	1662	-	-	-	-	-	3	1.62	4406	0.42	2744
Joint	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	45	24.32	85895	8.25	1908.78	20	10.81	97364	9.36	4868.2	18	9.73	45726	4.39	2540.3	83	44.86	228985	22.0	2758.86

Source: Data collected from The Land Office, Johore Bahru

Thus the researcher draws the conclusion that, overall, Chinese is the largest category of landowner. However, in terms of average land size, Malays own a bigger size of land, followed by Indians and

Chinese. The average land size for the three races are 4,690.8 sq. ft., 2,744 sq. ft. and 2,708.1 sq. ft. respectively.

the first and last ownership. The person who is the first to be registered in the grants of the Land Office is termed as the first owner. The person registered lastly is the last owner or newest owner of the land. To observe the changes in the pattern of land ownership the researcher will make a comparison between land ownership in the first and last stage. The land is owned by the first and last owner respectively.

The system of land ownership requires every owner to register in the grants after which the owner will be given a grant on the land. The researcher will now discuss the land transfer among the last ownership between the period 1960-1984. The transfer of land in a way indicates a phase in changes of a town.

The aim of the study is to show increase in transfer according to period of years. On the whole, the researcher manages to trace 180 lots out of 185 lots regarding transfer. There is no evidence of transfer in the remaining 5 lots. These 5 lots are owned by The Malayan Railway Reserve, Tun Abdul Razak Complex, The Titular Roman Catholic Bishop of Malacca, Johore and The Shell of the F.O.M. Ltd.

CHAPTER V

CHANGES IN LAND OWNERSHIP5.1. Land Ownership Pattern Changes

Changes in land ownership pattern are concerned with two things namely, the first and last ownership. The person who is the first to be

registered in the grants of the Land Office is termed as the first owner. The person registered lastly is the last owner or newest owner of the land. To observe the changes in the pattern of land ownership the researcher will make a comparison between land ownership in the first and last stage. The land is owned by the first and last owner respectively.

The system of land ownership requires every owner to register in the grants after which the owner will be given a grant on the land. The researcher will now discuss the land transfer among the last ownership between the period 1900-1984. The transfer of land in a way indicates a phase in changes of a town.

The aim of the study is to show increase in transfer according to period of years. On the whole, the researcher manages to trace 180 lots out of 185 lots regarding transfer. There is no evidence of transfer in the remaining 5 lots. These 5 lots are owned by The Malayan Railway Reserve, Tun Abdul Razak Complex, The Titular Roman Catholic Bishop of Malacca, Johore and The Shell of the F.O.M. Ltd.

Table 5.1 shows a clear picture of the frequency in transfer. Between the years of 1970-1979, there are 79 lots involved in transfers. This constitutes 42.7% of the total number of lots. Between 1980-1984, there are 56 lots or 30.3% involved in transfers. Between 1960-1969, 27 lots or 14.6% are involved. The smallest number of transfer is between 1940-1949, that is 6 lots or 3.2%.

The reason behind the increase during the period of 1970-1979 was that the volume of money continued to expand rapidly particularly since May 1973. Consequently, the value of money fell and impelled people to convert their money savings into real assets. Land and housing became a major economic activity and thus caused the increase in transfers. Reasons for these transfers might be landowners wanted to fluctuate the land market or poorer landowners sold land to pay of debts or strove to meet the demanding economic conditions. This was also the period where the global⁷ economy started expanding and penetrating into Third World countries in the form of commercialized agriculture for export, urban migration, exploitation of labour market and the reorientation of the urban economy. This gave rise to competition among local entrepreneurs not to withhold speculation and hoarding.

⁷ This also means that quite a number of owners have owned the title at one time or another.
John Walton, 'The International Economy and Peripheral Urbanization' in Urban Affairs Annual Review, Volume 22. Page 120-121

Table 5.1

Transfer Of Land For Last Ownership (1940-1984)

Period	No. of Lots	Percentage
1940 - 1949	6	3.2
1950 - 1959	12	6.5
1960 - 1969	27	14.6
1970 - 1979	79	42.7
1980 - 1984	56	30.3
Total	180	97.3

Source: Data collected from The Land Office, Johore Bahru

5.2 Frequency Of Land Transfer

One of the most important factors in the development of land is the frequency of land transfer. The researcher will now deal with the frequency of land transfer between 1900-1984. The aim is to find out the frequency of lots involved in land transfer. See Table 5.2.

Starting from 1-6 the number of lots involved in transfer is 94 or 50.8%. This indicates that almost half of the total number of lots is involved in transfer between one to six times. This means that the lots have changed hands since the beginning of the first owner.

Between 7-12, the number of lots transferred is 73 lots or 39.5%.

This also means that quite a number of owners have owned the title at one time or another.

5.3. The Changes In Land Transfer Table 5.2

The researcher will Frequency Of Lot Transfer (1900-1984) different categories of owners. This is to enable the researcher to make a comparison of any changes in land transfer between the first owner and last owner.

Frequency	No. of Lots	Percentage
1	-	-
2	10	5.4
3	14	7.6
4	18	9.7
5	16	8.6
6	36	19.5
7	20	10.8
8	18	9.7
9	18	9.7
10	9	4.7
11	4	2.2
12	4	2.2
13	4	2.2
14	1	0.5
15	1	0.5
16	2	1.1
17	3	1.6
18	2	1.1

Source: Data collected from The Land Office, Johore Bahru

Between 13-18, the number of lots changing hands is 13 lots or 7%.

At this stage, the frequency is the least.

The conclusion which can be drawn is that the land market in the region of study is active as 97.3% of the total lots change hands at one time or another.

5.3. The Changes In Land Transfer

The researcher will now focus on the land changes among different categories of owners. This is to enable the researcher to make a comparison of any changes in land transfer between the first owner and last owner.

a. Land Ownership Changes According To Ethnicity

Firstly, let us look at the changes in land ownership patterns according to ethnicity for the private-owned land. The aim is to find out how the pattern changes with time. This is shown in Table 5.3.

i) Changes In Lot Ownership

This study is based on the changes of lot ownership according to ethnicity. A comparison is made between the initial and final stages. In the initial stage, the number of lots owned by private owners is 60 lots or 92.3% of the total number of lots. In the final stage, the number of lots is 83 lots or 44.9%. The percentage is obtained by dividing the number of lots with the total number of lots, that is 65 lots in the initial stage and 185 lots in the final stage.

Table 5.3 shows that in the initial stage, 33 lots or 50.8% are owned by Malays. But in the final stage, the number of lots has decreased. Only 4 lots or 2.2% are owned by Malays.

	Malay	Chinese	Indonesian	Others	Total
Initial	33	27	6	0	66
Final	4	79	0	2	85

Table 5.3

Changes According To Ethnicity

Lots and Area Ethnic	Initial Stage					Final Stage				
	Lot	%	Area	%	Mean	Lot	%	Area	%	Mean
Malay	33	50.77	382342	55.4	11586.12	4	2.16	18763	1.79	4690.75
Chinese	25	38.46	304166	44.07	12166.64	76	41.08	205816	19.79	2708.11
Indian	-	-	-	-	-	3	1.62	4406	0.42	2744
Others	2	3.08	3631	0.53	1815.5	-	-	-	-	-
Total	60	92.31	690139	100.0		83	44.86	228985	22.00	2758.86

Source: Data collected from The Land Office, Johore Bahru

In the initial stage, 25 lots or 38.5% are owned by Chinese but in the final stage, 76 lots or 41.1% are owned by them. No Indians own land in the initial stage and only 3 lots or 1.6% are owned by Indians in the final stage. Only 2 lots or 3.1% are owned by other race in the initial stage.

The researcher draws the conclusion that land owned in the region of study is monopolised by Chinese only. It is presumed that the land owned by Malays has been subdivided and changed hands with the other races.

11) Changes In Land Area According To Ethnicity

A study is also made on the total land area owned by different ethnic groups. The aim is to show which ethnic groups encounter a loss or a gain in land area. As before, a comparison is made on the initial and final stages. Similarly,

Table 5.3 shows that in the initial stage, Malays own 382,342 sq. ft. of land. In the final stage Malays own 18,763 sq. ft. This implies a loss of 363,599 sq. ft. of land area.

A probable reason is that the land has been sold to other categories of owners. 3,350 sq. ft. and 3,611 sq. ft.

respectively. It is presumed that land has been sold to Land owned by Chinese in the initial stage is 304,166 sq. ft. In the final stage the land owned is 205,816 sq. ft.

h. Overall This also shows a reduction in land area of 98,350 sq. ft.

To be more precise, another table is drawn up to show the changes between ethnicity (which is private-owned), Government, companies, associations and banks in the transfer of land.

Land owned by Indians is 4,406 sq. ft. in the final stage.

There is a gain as land owned by Indians in the initial stage is nil. Land owned by other races is 3,631 sq. ft. in the initial stage and nil in the final stage.

The conclusion is that the only race which reveals a gain in land acreage is Indian. All other races show a reduction in area of land.

iii) Lot And Land Area Changes According To Ethnicity

The researcher will now discuss as a whole the changes in lot and land area according to ethnicity. The aim is to get a clearer picture of the changes as a whole. This can be seen in Table 5.5 (a). It is found that overall there is an increase in the number of lots owned by Chinese and Indians, that is 51 lots and 3 lots respectively. Similarly, there is a decrease in the number of lots owned by Malays and Others, that is 29 lots and 2 lots respectively.

In 5.3 (ii), all races show a decrease in the area of land except Indians. Malays, Chinese and Others show a reduction of 363,579 sq. ft., 93,350 sq. ft and 3,631 sq. ft. respectively. It is presumed that land has been sold to other categories of owners.

b. Overall Changes In Land Transfer

To be more precise, another table is drawn up to show the changes between ethnicity (which is private-owned), Government, companies, associations and banks in the transfer of land.

Table 5.4

Overall Changes In The Various Categories Of Owners

Lot and % Owner	Initial Stage					Final Stage				
	Lot	%	Area	%	Mean	Lot	%	Area	%	Mean
Malay	33	50.77	382342	55.4	11586.12	4	2.16	18763	1.79	4690.75
Chinese	25	38.46	304166	44.07	12166.64	76	41.08	205816	19.79	2708.11
Indian	-	-	-	-	-	3	1.62	4406	0.42	2744
Others	2	3.08	3631	0.53	1815.5	-	-	-	-	-
Total	60	92.31	690139	100.0		83	44.86	228985	22.0	2758.86
Government	4	6.7	381857	35.1	95464.3	7	3.8	406691	39.1	58098.7
Private Co.	-	-	-	-	-	82	44.3	367192	35.3	4477.9
Co. Bhd	1	1.5	14702	1.4	14702	7	3.8	26197	2.5	3742.2
Association	-	-	-	-	-	5	2.6	8403	0.8	1680.6
Bank	-	-	-	-	-	1	0.2	2194	0.2	2194
Grand Total	65	100.0	1086698	100.0		185	100.0	1039662	100.0	

Source: Data collected from The Land Office, Johore Bahru

d. Changes In Transfer Between The Different Categories Of Owners

In section 5.3 the researcher has already shown the changes according to different races of private-owned land. In the initial stage 60 lots or 92.31% belongs to private owners and in the final stage 83 lots or 44.86% belongs to different private owners. We will understand the reason behind the increase in lots but decrease in percentage after studying the changes in transfer of the remaining categories of owners.

Table 5.4 shows that at the initial stage there is a total of 65 lots with a land area of 1,086,698 sq. ft. The final stage shows a total of 185 lots with 1,039,662 sq. ft. The reason in the difference is easily accounted for. Between the initial and final stages there has already been a division in land in sub-lots, hence the increase of 120 lots. The decrease in the final stage may be due to land being acquired by Government as the Government-owned land has changed from 381,857 sq. ft. to 406,691 sq. ft.

The data in Table 5.4 shows that in the initial stage, Government owns 4 lots of land and with an increase of 3 lots in the final stage. The increase in number of lots contributes to the increase in area.

There is no private company at all in the initial stage but in the final stage, 82 private companies are established. In the initial stage one large company has already been established. The company is The Shell Of The F.O.M. Ltd covering 14,702 sq. ft. of land. Furthermore, the land is freehold.

The Table also shows that in the initial stage there are no associations or banks. The final stage shows a progress of 5 associations covering 8,403 sq. ft. and a bank covering 2,194 sq. ft.

Altogether the data shows a number of changes between the initial and final stages. This indicates a development as more companies are formed. This is clear from the Table that private-owned land by Malays and Chinese has been transferred to companies as there is an increase of 88 companies in the final stage. To a large extent, land owned by Chinese and Malays has decreased although the number of lots has increased (in the case of the Chinese).

5. Distribution Of Lots According To Ethnicity And Sex

The aim of 5.5 is to compare the distribution of lots in the initial and final stages. This is to show which sex group owns the greater acreage of land. This is shown in Table 5.5.

Table 5.5 shows that among the Malays, males own a greater number of lots in the initial stage, that is 7 lots more than females. In the final stage, males and females own an equal number of lots. The number of lots shared between males and females are 2 lots.

Among Chinese, males own 25 lots in the initial stage and females own none. This implies that in the early 1900's, Chinese did not believe in females inheriting land or other property. However, in the final stage, females own 17 lots compared to males 43 lots. This shows that

Table 5.5

Lot Distribution According To Ethnicity And Sex

Sex and % Ethnic	Initial Stage								Final Stage							
	Males	%	Fe- males	%	Joint	%	Tot.	%	Males	%	Fe- males	%	Joint	%	Tot	%
Malay	20	30.77	13	20	-	-	33	50.77	1	0.54	1	0.54	2	1.08	4	2.16
Chinese	25	38.46	-	-	-	-	25	38.46	43	23.24	17	9.19	16	8.65	76	41.08
Indian	-	-	-	-	-	-	-	-	1	0.54	2	1.08	-	-	3	1.62
Others	2	3.77	-	-	-	-	2	3.77	-	-	-	-	-	-	-	-
Total	47	72.3	13	20	-	-	60	93	45	34.32	20	10.81	18	9.73	83	44.86

Source: Data collected from The Land Office, Johore Bahru

although land owned by females is lesser than males, females are now given opportunity to own land. There are now 16 individual lots shared among them.

Among Indians, in the initial stage, no land is owned by them. In the final stage, it is seen that 2 lots are owned by females and 1 lot by males. This provides the evidence that females inherit more land than males.

Among other ethnic groups, only 2 lots are owned by them. The data also shows no ownership by females.

As a whole, Table 5.5 shows that from the initial to the final stages, males show a reduction of 2 lots whereas females show an increase of 7 lots. The number of joint ownership among sexes has increased to 18 lots. Therefore, it appears that females are now given ample opportunity to hold property.

5.6. Distribution Of Land Ownership According To Ethnicity And Sex

The aim of 5.6 is to find out which sex groups own the greater acreage of land. This is shown in Table 5.6.

In the initial stage, Malay males own 291,850 sq. ft. or 42.3% and females own 90,492 sq. ft. or 13.1%. In the final stage there is a change. Males and females own an equal area of land, that is 1,082 sq. ft. or 0.1%. A joint ownership of 16,599 sq. ft. or 1.6% is revealed.

Table 5.6

Land Distribution According To Ethnicity And Sex

Sex and % Ethnic	Initial Stage								Final Stage							
	Males	%	Females	%	Joint	%	Total	%	Males	%	Females	%	Joint	%	Total	%
Malay	291850	42.3	90492	13.1	-	-	382342	55.4	1082	0.10	10882	0.10	16599	1.59	18763	1.79
Chinese	304166	44.1	-	-	-	-	304166	44.1	83731	8.05	92958	8.94	29127	2.80	205816	19.79
Indian	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	3631	0.53	-	-	-	-	3631	0.53	-	-	-	-	-	-	-	-
Total	599647	86.93	90492	13.1	-	-	690139	100	85895	8.25	97364	9.36	45726	4.39	228985	22

Source: Data collected from The Land Office, Johore Bahru

Among Chinese, in the initial stage, males own 304,166 sq. ft. or 44.1%. In the final stage, males own only 83,731 sq. ft. or 8.1% and females own 92,958 sq. ft. or 8.9%. Shared ownership among them is 29,127 sq. ft. or 2.8%. This shows that females own a greater land acreage than males in the final stage.

A total of 4,406 sq. ft. or 0.4% is owned by Indian. The males own 1,082 sq. ft. or 0.1% and females own 3,324 sq. ft. or 0.3%. This shows that women own more land than men.

Overall, the study shows that private-owned land comprises of 228,985 sq. ft. in the final stage. This marks a decrease of 461,154 sq. ft. The reader should also remember that in the final stage, land has changed hands to the other categories of owners. Hence, the small percentage of land area. Out of the total area, 8.3% is owned by males compared to 86.9% in the initial stage. The percentage of shared ownership is 4.4% compared to none in the initial stage. This is interesting for it shows that women are now given consideration where land is concerned. They are not totally held in disregard. Also, overall, women hold more land than men as shown in the data of Table 5.6.

5.7. Distribution Of Lot And Land Area According To Size

This will be our last section of our discussion on land. The aim is to compare the number of lots and land area. As in section 5.4, a comparison is made between the initial and final stages. This is shown in Table 5.7.

In the initial stage, between 1-1,999 sq. ft. the number of lots is 23.1% with an area of 1.8%. Between 2,000-5,999 sq. ft. the percentage number of lots is 18.5% with an area of 3.9%. Similarly, with land size of 6,000-10,999 sq. ft., there are 10.8% of the number of lots measuring 5% of the total area. For land above 10,000 sq. ft. the number of lots is 47.7% and area is 89.3%.

Clearly, the study shows that the larger the percentage of lots the bigger is the percentage of area.

In the final stage, for land size below 1,999 sq. ft. the percentage of lots is 69.2% with an area of 18.8%. Between 2,000-5,999 sq. ft. the percentage of lots is 17.3% with an area of 9.7%. With land size of 6,000-9,999 sq. ft. the percentage of lots is 4.9% with an area of 7.1%. There is 9.2% of the number of lots with area 64.5% for land size of above 10,000 sq. ft.

Comparing the initial and final stages, the researcher draws the conclusion that in the last stage the trend has changed. A bigger percentage of lots does not mean a greater percentage acreage of land as in the initial stage. On the other hand, a small percentage of lots reveals a greater area of land. This is seen in land size above 10,000 sq. ft. in the final stage. This is probable as most of the land is owned by Government as shown in earlier studies.

Lot Distribution And Land Area Among Owner Category In Initial And Final Stages

Size	Initial Stage					Final Stage				
	No. of lots	%	Area	%	Mean	No. of lots	%	Area	%	Mean
1 - 999	-	-	-	-	-	1	0.54	280	0.03	280
1000 - 1999	15	23.08	19951	1.84	1330.07	127	68.64	195071	18.76	1535.99
2000 - 2999	2	3.08	4364	0.40	2182	17	9.72	39723	3.82	2336.65
3000 - 3999	5	7.69	16623	1.53	3324.6	6	3.24	20601	1.98	3433.5
4000 - 4999	2	3.08	5412	0.50	2706	3	1.62	13376	1.29	4458.67
5000 - 5999	3	4.62	15940	1.47	5313.3	5	2.7	26716	2.57	5343.2
6000 - 6999	1	1.54	6316	0.58	6316	1	0.54	6316	0.60	6316
7000 - 7999	1	1.54	7214	0.66	7214	3	1.62	21745	2.09	7248.33
8000 - 8999	3	4.62	21631	1.99	7210.3	3	1.62	26176	2.52	8725.33
9000 - 9999	2	3.08	19156	1.76	9578	2	1.08	19156	1.84	9578
10000 - 10999	2	3.08	20864	1.92	10432	-	-	-	-	-
11000 - 11999	1	1.54	11113	1.02	11113	1	0.54	11113	1.07	11113
12000 - 12999	3	4.62	36969	3.40	12323	2	1.08	24966	2.40	12483
13000 - 13999	1	1.54	13226	1.22	13226	1	0.54	13226	1.27	13226
14000 - 14999	3	4.62	43861	4.04	14620.3	2	1.08	29202	2.81	14601
15000 & above	21	32.31	844058	77.67	40193.24	11	5.94	591995	56.94	53817.73
Total	65	100	1086698	100		185	100	1039662	100	

Source: Data collected from The Land Office, Johore Bahru

CHAPTER VI

CONCLUSION

In this chapter the researcher draws some conclusions regarding the patterns of land ownership in the town of Johore Bahru. The reader should bear in mind that the region of study comprises of only a small portion of Johore Bahru. Thus, generalisations made are based on the said area and not otherwise.

1. In the initial stage of land ownership, only one lot is owned by Company. In the final stage, the patterns of land ownership indicate a change. Companies now own 89 lots or 48.1% out of the total number of lots. This implies that the region of study is becoming more and more commercialised. It is also shown that Chinese own most of the lots, that is 41.1%. Therefore, other races especially Malays should be drawn into commercial enterprises to achieve the aims of the New Economy Policy (1971).
2. Regarding private ownership, private owners now own 44.9% of the total number of lots compare to the original 90.9%. This is due to the fact that companies have taken over a number of lots thus reducing the number of private owners. The situation has changed from a totally residential area to a commercial-cum-residential area.
3. The purchase of land by companies is becoming more and more popular.

This is due to the economic changes in Malaysia. There are more joint ventures being established. This is a good sign especially when technological know-how from foreign firms can be transferred to local firms. Hopefully, the standard of living of the local residents

is improved especially as Johore Bahru is situated near Singapore, one of the most industrialised country in the world. Other advantage is that considering the number of Malaysians purchasing their goods in Singapore, the government hopes that Johorians will buy their goods locally. This also prevents Malaysian currency from flowing into Singapore.

4. Land owned by banks and associations is small. Development of the State as seen in the initial stage that there is no institution at all. Both banks and associations covered 2.6% and 0.2% of the total number of lots respectively.
5. Government-owned land comprises of 3.8% of the total number of lots. However, it has the biggest land area, that is 406,691 sq. ft. Generally, land which is not owned by anybody is owned by government. Apart from this is reserved land; land which is retained for huge projects, for instance, the North-South Highway. Other projects are the building of low-cost housing under the Fourth Malaysia Plan Mid-Term Review (The Star, August 22, 1984).
6. Out of the total of 228,985 sq. ft. of land, owned by ethnic groups 19.8% is owned by Chinese. Only a small portion of the land is owned by Malays and Indians. Non-foreigners own any land in the region of study. This implies that land is monopolised by Chinese in the urban centre.
7. It is not surprising that land in town centre is small. Land size of less than 1,999 sq. ft. comprises of 68.6% of the total area of land. This shows that small land size is practical for economic purposes.

Land is also expensive in urban area. Furthermore, according to an officer at Land Office, Majlis Perbandaran Johore Bahru will only approve the buildings of more than four storeys. The present buildings are mostly double storey shophouses. To make more economic use of land, it is appropriate that housing density should be increased and if necessary to go multi-rise. However, the viability of such future planning will be up to the government and the majority of people since land is limited in the town area.

8. Considering the concept of capital efficiency it is not surprising that land has changed hands so frequently especially to the hands of unquoted companies. As we remember, unquoted companies are similar to individual ownership when the interests are controlled by the few top people of the companies. Unquoted companies cover 44.3% of the total number of lots. This is a little bit lower than personal ownership (44.9%). We see that both unquoted companies and individual ownership presented true cases of capital efficiency. In other words, the frequency of land transfer from personal ownership to company owned land does not dilute the value of ownership. The establishment of more companies only show a development of ruralised land towards urban land.

As government ownership of land is inefficient by all four criteria of capital efficiency it is not surprising that government owned land comprises only 3.8% of the total number of lots.

In the case of banks and associations there is less to comment on as only one bank is established in the area studied and the value

of its ownership is similar to unquoted companies. As for associations there is no capital efficiency as they do not provide any yield but act for the interests of their members. There is no actual profit in the form of money.

The reader should be aware that the term "large landowner" is ambiguous.

As in the previous study by the researcher, she has named a couple

of large landowners but whether the landowners enjoy the benefits

or loss from his or her land has yet to be considered. A man may

own thousands of acres of land but if the land is undeveloped or the

property of the land is in a dilapidated condition, then his property

may cause him more financial embarrassment than enjoyment. Considering

the exorbitant increase in price of land over the years and "injustice"

of land ownership by a minority group, an overhaul of the market in

property and land should serve the people better. This can be facilitated

by compulsory re-allocation of land that would remain in personal

ownership rather than be transferred to public control.⁸

8 Denman, D.R. Land In The Market, Institute of Economic Affairs Ltd, 1964, Foreward, Page 4.

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